



Saltsman & Co
Estate Agents

Offers in excess of £200,000
13 Tewkesbury Avenue, Droylsden, M43 7NL



- THREE BEDROOMED
- NO VENDOR CHAIN
- LARGE LOUNGE
- FAMILY BATHROOM
- REAR GARDEN
- COUNCIL TAX A
- uPVC DG & GCH

- MID TERRACE
- IDEAL FIRST TIME BUYER OPP
- FITTED KITCHEN
- CUI - DE - SAC LOCATION
- CLOSE TO AMENITIES
- FREEHOLD
- DRIVEWAY









Property Description

**** FIRST TIME BUYERS ** DONT MISS OUT ** WELL PRESENTED THREE BEDROOMED MID QUASI SEMI DETACHED PROPERTY ** NO VENDOR CHAIN ** POPULAR LOCATION ** NEW FITTED CARPET ** BOILER APPROX 3 YEARS **** Saltsman and Co Estate Agents welcome to the open market this well presented three bedroomed mid terrace property for sale with no vendor chain situated in a quiet cul de sac location. This property has been well cared for by its current owner and is ready for any buyer to move straight into and make their own, making it an attractive purchase for a wide range of buyers. Perfectly located to provide easy access to local amenities, popular primary/secondary schools, and transport connections, including the convenient Manchester City Centre metro link and Manchester M60 motorway junctions. Briefly, the accommodation comprises: entrance hall, lounge through dining room, and kitchen to the ground floor. Three bedrooms and bathroom to the first floor. To the front and rear of the property are low maintenance gardens. This family home is uPVC double glazed and warmed via gas central heating. Early internal viewing is strongly advised.

LOUNGE THROUGH DINING ROOM *21'3 max point x 15'5 max point*

Superbly sized room with the definite wow factor. Fitted feature fire surround with pebble effect living flame gas fire inset. Television aerial point. Deep understairs storage cupboard. Recess decorative wall lighting. Two radiators, light, and power.

KITCHEN *8'3 x 7'3*

uPVC double glazed window to the rear with stainless steel sink and drainer beneath. Fitted with a matching range of base and wall units with a complementary worksurface with inset four ring gas hob with extractor hood above and electric oven below. Ceiling spotlights. Tiled to walls and floor. Upvc double glazed door to storage area.

STORAGE AREA

Secure enclosed storage area with windows and double doors to the rear garden.

LANDING

Access to bedrooms and bathroom.

BEDROOM ONE *11'0 x 8'8*

uPVC double glazed window, radiator, light, and power points.

BEDROOM TWO *10'1 x 7'4*

uPVC double glazed window, radiator, light, and power points.

BEDROOM THREE *11'4 x 10'2 max point*

uPVC double glazed window, radiator, light, and power points.

BATHROOM

Lovely fitted bathroom suite comprising corner bath, separate shower cubicle, hand wash vanity unit, and a low-level wc. Tiled to walls and floor. Light point.

OUTSIDE

To the front of the property is a low maintenance garden and driveway. To the rear of the property is a pleasant enclosed low maintenance garden with garden shed.



Energy performance certificate (EPC)

11 TEWKESBURY AVENUE
DROYLSDEN
MANCHESTER
M43 7NL

Energy rating

D

Valid until: 23 June 2031

Certificate number: 2239-1202-8150-8782-1172

Property type Mid-terrace house

Total floor area 69 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 56% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 319 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£948 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £100 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 10,666 kWh per year for heating
 - 1,994 kWh per year for hot water
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Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 3.9 tonnes of CO₂

This property's potential production 2.6 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£49
2. Low energy lighting	£20	£22
3. Solar water heating	£4,000 - £6,000	£29
4. Solar photovoltaic panels	£3,500 - £5,500	£305

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Warm Homes Local Grant \(www.gov.uk/apply-warm-homes-local-grant\)](http://www.gov.uk/apply-warm-homes-local-grant)
 - Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
 - Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)
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Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Asif Munir
Telephone	07853263301
Email	amunir100@yahoo.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK300040
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	24 June 2021
Date of certificate	24 June 2021
Type of assessment	RdSAP
