



Saltzman & Co
Estate Agents

£190,000

2 Jasmine Avenue, Droylsden, Lancashire, M43 7XC



- THREE BEDROOMED
- NO VENDOR CHAIN
- FITTED KITCHEN DINER
- COUNCIL TAX A
- CLOSE TO AMENITIES
- ENCLOSED REAR GARDEN
- EPC GRADE C

- SEMI DETACHED
- CUL - DE - SAC LOCATION
- FAMILY BATHROOM
- FREEHOLD
- DRIVEWAY PARKING
- uPVC DG & GCH
- EARLY VIEWING ADVISED

Property Description

**** LOOKING FOR YOUR NEXT FAMILY HOME ** THREE BEDROOMED SEMI DETACHED ** NO VENDOR CHAIN ** DRIVEWAY PARKING ** ENCLOSED REAR GARDEN ** DRIVEWAY PARKING ** EARLY VIEWING ADVISED **** Saltsman and Co Estate Agents welcome to the open market this attractive three bedroomed semi detached family home for sale with no vendor chain. This property is ready for any buyer to move straight into and make their own, making it an attractive purchase for a wide range of buyers. Tucked away in a quite cul - de - sac location in a popular residential location this family home provides easy access to local amenities, transport connections, and popular schools including the outstanding Laurus Ryecroft Secondary School. Briefly, the accommodation comprises: entrance hall, lounge and dining kitchen to the ground floor. Three bedrooms and bathroom to the first floor. To the front of the property is a low maintenance garden and driveway. To the rear of the property is an enclosed garden with patio and area laid to lawn. This family home is uPVC double glazed and warmed via gas central heating.

ENTRANCE HALL

Double glazed front entrance door opening into entrance hall. uPVC double glazed window to the front elevation. Access to all ground floor accommodation and stairs providing access to all first floor.

LOUNGE 11' x 12' 4" (3.35m x 3.76m)

uPVC double glazed window to the front elevation with radiator beneath. Light and power points. Door to kitchen diner.

KITCHEN DINER 10' 4" x 19' (3.15m x 5.79m)

Two uPVC double glazed windows to the rear elevation. Fitted with a range of base units with complementary worksurface over. Plumbing for washing machine and space for free standing fridge freezer. Part tiled walls and tiled floors. uPVC double glazed door providing access to the side and rear garden. Light and power points.

LANDING

Access to bedrooms and bathroom.

BEDROOM 9' 5" x 12' 7" (2.87m x 3.84m)

uPVC double glazed window with radiator beneath. Light and power points.

BEDROOM 11' 11" x 12' 7" (3.63m x 3.84m)

uPVC double glazed window with radiator beneath. Light and power points.

BEDROOM 6' 4" x 6' 1" (1.93m x 1.85m)

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

BATHROOM 6' 3" x 6' 1" (1.91m x 1.85m)

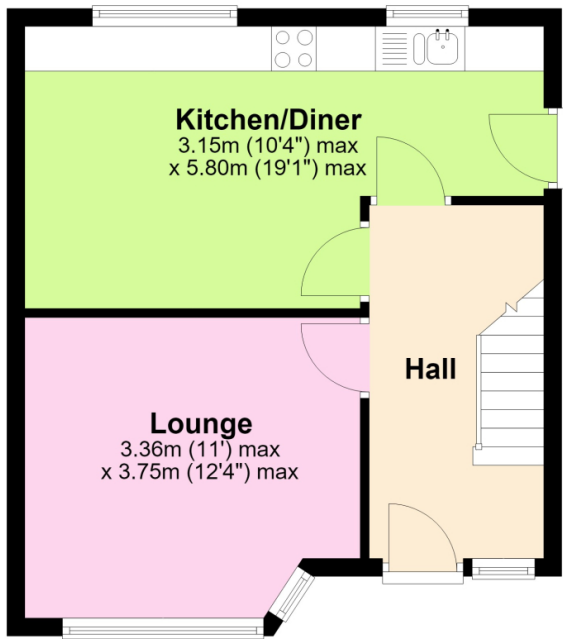
uPVC double glazed window. Panel bath, pedestal handwash, and low level wc. Tiled to walls and floor. Radiator and light point.

OUTSIDE

To the front of the property is a low maintenance garden and driveway. To the rear of the property is an enclosed garden with patio and area laid to lawn.

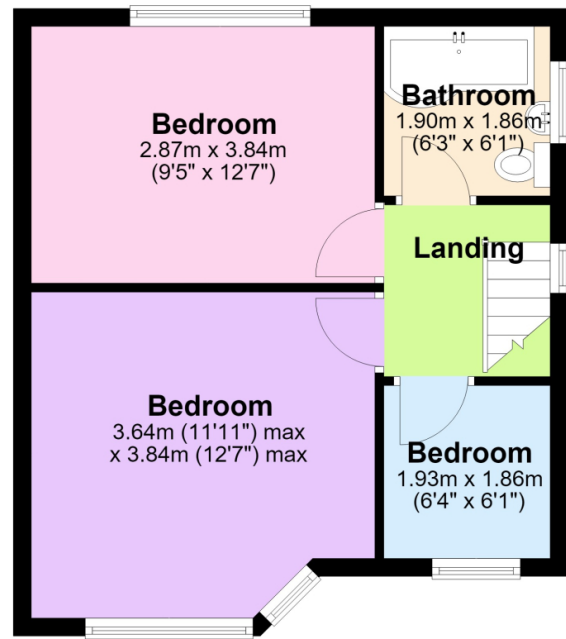
Ground Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.7 sq. feet)



Whilst all care has been taken to measure the rooms accurately, they should be used for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.
Plan produced using PlanUp.



Energy performance certificate (EPC)

2 Jasmine Avenue
Droylsden
MANCHESTER
M43 7XG

Energy rating

C

Valid until:

13 April 2036

Certificate number:

1120-9149-0570-7006-1683

Property type

Semi-detached house

Total floor area

68 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 C. It has the potential to be B.

[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	70 C	83 B
55-68	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	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Excellent lighting efficiency	Very good
Floor	Suspended, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 200 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- PV recommended
When considering the PV installation consider installing PV battery and a PV diverter for water heating.

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£1,053 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 £70 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 7,404 kWh per year for heating
 - 2,439 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is C. 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 2.5 tonnes of CO₂

This property's potential production 2.1 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)	£5,000 - £10,000	£71
2. Solar photovoltaic panels	£8,000 - £10,000	£240

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:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
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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	Michael Akers
Telephone	07884024731
Email	info@hfl.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	Quidos Limited
Assessor's ID	QUID207956
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	13 April 2026
Date of certificate	14 April 2026
Type of assessment	RdSAP
