



- FOUR BEDROOMED MID TERRACE
- DINING ROOM
- DOWNSTAIRS SHOWER ROOM
- WELL PRESENTED THROUGHOUT
- COUNCIL TAX B
- EPC D

- LARGE LOUNGE
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- FREEHOLD
- uPVC DG & GCH
- INTERNAL VIEWING STRONGLY ADVISED



Property Description

****FAMILY BUYERS ** FOUR BEDROOMED BAY FRONTED MID TERRACE ** TWO RECEPTION ROOMS ** DRIVEWAY PARKING ** THREE WC'S **** Saltzman and Co Estate Agent welcome to the open market this immaculate four bedroomed bay fronted mid terrace family home. This property has been well cared for and maintained by its current owner and is ready for any family to move straight into. Perfectly located within a highly residential location and falls within the catchment area of highly regarded primary and secondary schools. This family home not only offers generous living accommodation within yet also allows easy access to local amenities and transport connections. Briefly, the accommodation comprises: entrance hall, lounge, dining room, fitted kitchen, and shower room to the ground floor. Two bedrooms and family bathroom to the first floor and two bedrooms and wc to the second floor. To the front of the property is a driveway for off road parking. To the rear of the property is an enclosed garden with patio and decking area. This property is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate the generous living accommodation contained within.

ENTRANCE HALL 12'99 x 3'66

Front entrance door opening into entrance hall. Stairs providing access to all first floor accommodation. Access to all ground floor accommodation. Decorative coving to ceiling. Radiator, wood flooring, light, and power points.

LOUNGE 11'93 x 13'00

uPVC double glazed bay window to the front elevation. Feature fire with attractive surround and hearth. Decorative coving to the ceiling. Radiator, wood flooring, light, and power points.

DINING ROOM 12'77 x 12'69

uPVC double glazed patio doors providing access to the rear. Space for feature inset log burner fire. Radiator, wood flooring, light, and power points.

KITCHEN 13'95 x 8'27

uPVC double glazed window to the rear elevation with sink and drainer unit beneath. Fitted with a comprehensive range of wall and base units with worksurface over with inset five ring gas hob with modern extractor above. Integrated appliance, tiled to splash back areas, spot lights to ceiling, light and power points.

UTILITY ROOM 7'33 x 6'76

Integrated washing machine and dryer. uPVC double glazed door providing access to the rear garden. Door providing access to downstairs shower room.

SHOWER ROOM

Velux window to ceiling. Enclosed walk in glass screen shower cubicle. Modern low level wc with built in top handwash basin. Tiled to splash back areas. Wall mounted heated chrome towel rail and light point.

FIRST FLOOR LANDING 12'72 x 5'00

Access to bedrooms and bathroom. Light and power points. Stairs providing access to second floor accommodation.

BEDROOM 16'11 x 11'75

Two uPVC double glazed windows. Fitted floor to ceiling wardrobes. Radiator, laminate flooring, light, and power points.

BEDROOM 12'67 x 10'75

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

BATHROOM 5'46 x 5'06

uPVC double glazed window. P shaped bath with wall mounted shower. Low level wc and pedestal handwash basin. Tiled to walls, wall mounted heated chrome towel rail, and light point.

BEDROOM

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

SECOND FLOOR LANDING

Access to bedroom and wc.

BEDROOM

uPVC double glazed window and velux window. Fitted purpose built double bed area. Light and power points.

WC

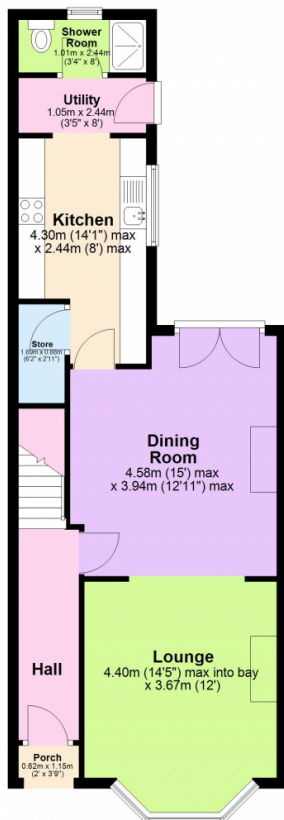
Low level wc and hand wash. Light point.

OUTSIDE

Enclosed rear garden with patio and decking area. To the front the front of the property is a driveway for off road parking.

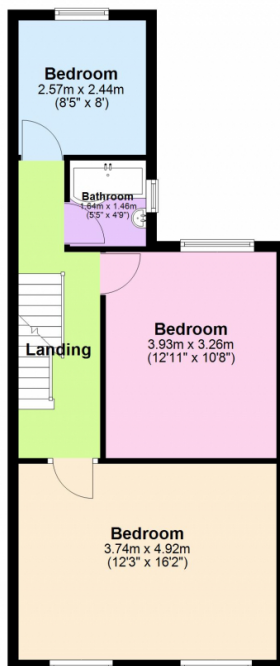
Ground Floor

Approx. 56.5 sq. metres (608.5 sq. feet)



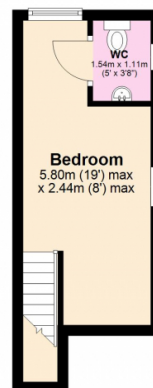
First Floor

Approx. 49.0 sq. metres (527.3 sq. feet)



Second Floor

Approx. 14.8 sq. metres (159.7 sq. feet)



Total area: approx. 120.4 sq. metres (1295.5 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)

493 Audenshaw Road
Audenshaw
MANCHESTER
M34 5PS

Energy rating

D

Valid until:

21 September 2035

Certificate number:

0914-1201-5905-8155-1800

Property type

Mid-terrace house

Total floor area

114 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 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		81 B
69-80	C		
55-68	D	62 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	Solid brick, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, 150 mm loft insulation	Good
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	Good lighting efficiency	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 231 kilowatt hours per square metre (kWh/m²).

Smart meters

This property had **smart meters for gas and electricity** 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 about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£1,751 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 £514 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 13,107 kWh per year for heating
 - 2,655 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is D. 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 4.8 tonnes of CO₂

This property's potential production 2.9 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. Internal wall insulation	£7,500 - £11,000	£259
2. Floor insulation (suspended floor)	£5,000 - £10,000	£68
3. Condensing boiler	£2,200 - £3,500	£187
4. Solar photovoltaic panels	£8,000 - £10,000	£273

Advice on making energy saving improvements

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

Help paying for energy saving improvements

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

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](https://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](https://www.gov.uk/energy-company-obligation)

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	19 September 2025
Date of certificate	22 September 2025
Type of assessment	RdSAP