



GLEN HEATON

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Hulme Road, Denton, Manchester, M34 2WZ

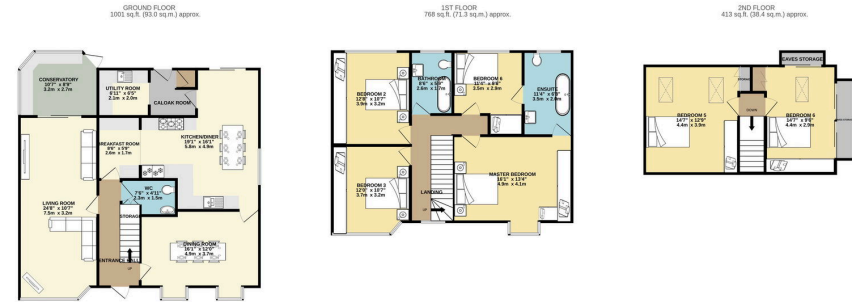
Guide Price £450,000

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- Please Quote Ref GH702
- En Suite Bathroom
- Detached Garage
- Open Plan Kitchen Dining Area
- Excellent Transport Links To Manchester City Centre
- Six Double Bedrooms
- Downstairs W/C
- Off Road Parking
- Walking Distance To Outstanding Local Schools
- Walking Distance To Local Shops And Amenities





TOTAL FLOOR AREA: 2182 sq.ft. (202.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Welcome To Hulme Road, Denton. A Six Double Bedroom Extended Semi Detached Home.

9/12/24, 7:37 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
10 Hulme Road Denton MANCHESTER M20 2WZ	Energy rating C	Valid until: 17 March 2034 Certificate number: 1834-1627-7309-8658-6292																																
Property type	Semi-detached house																																	
Total floor area	170 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/landlords-on-the-regulations-and-exemptions#energy-efficiency-standards-landlord-guidance .																																		
Energy rating and score																																		
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		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.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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