



GLEN HEATON

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01617 062054

Flat 4, The Hawthorns, 11, Hawthorn Road, Denton  
Offers Over £150,000

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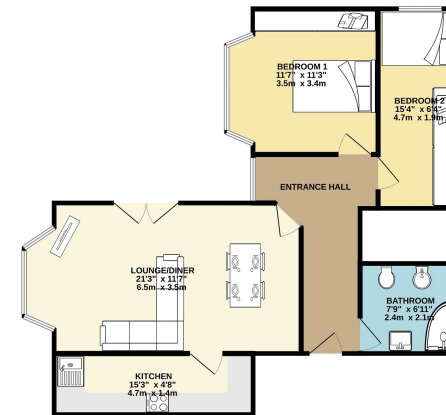


- Please Quote Ref GH702
- Private Off Road Parking
- Modern Bathroom
- Two Bedrooms With Fitted Wardrobes
- No Chain
- Large Living / Dining Room
- Excellent Transport Links





GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA: 670 sq.ft. (62.2 sq.m.) approx.

While every effort has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, doors and windows are taken as they appear and are not necessarily correct for the actual construction. The services, systems and equipment shown here are based on the information provided by the property owner.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

Flat 4 The Hawthorns, 15 Hawthorn Road, MANCHESTER M24 5LJ	<b>C</b>	Valid until: 19 May 2034 Certificate number: 2515-1196-7179-7161-6185
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Property type: Ground-floor flat  
Total floor area: 65 square metres

**Rules on letting this property**

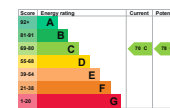
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/renting-an-uk-letted-property-minimum-energy-efficiency-standard-landlord-guidance).  
<https://www.gov.uk/guidance/renting-an-uk-letted-property-minimum-energy-efficiency-standard-landlord-guidance>

**Energy rating and score**

This property's energy rating is C. 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

https://find-energy-certificates.service.gov.uk/energy-certificates/2515-1196-7179-7161-6185/print-view

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Welcome To The Hawthorns, Denton, A Stunning Ground Floor Two Bedroom Flat.

Open Day Friday 19th July, Call To Book Your Time Slot.