



GLEN HEATON

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146 St. Annes Road, Denton

Offers Over £110,000

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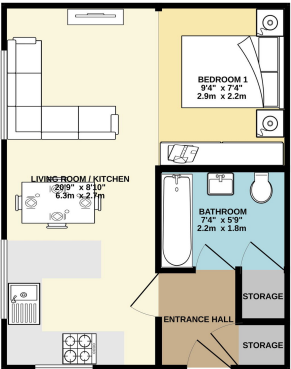


- Please Quote Ref GH702
- Off Road Parking
- Excellent Local Amenities
- Quiet Location
- No Chain
- Excellent Transport Links





GROUND FLOOR
336 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 336 sq.ft. (31.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, we cannot be held responsible for any errors or omissions. The floorplan is intended to provide a general guide only and should not be used as a basis for any legal proceedings. The actual dimensions of the property may vary slightly from those shown on the floorplan.

Open Day Saturday 13th September, Please Call The Office To Book Your Viewing.

Welcome To St.Annes Road , Denton, A One Bedroom Semi Detached Studio Style Bungalow.

Energy performance certificate (EPC)

146, St Annes Road Denton MANCHESTER M20 2BP	Energy rating E	Valid until 11 March 2025
		Certificate number 6781-2838-6179-2709-0925

Property type
End terrace bungalow

Total floor area
31 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-rental-property-minimum-energy-efficiency-standard-landlord-guidance) <https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standard-landlord-guidance>.

Energy rating and score

This property's energy rating is E. It has the potential to be A.

[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

