



GLEN HEATON

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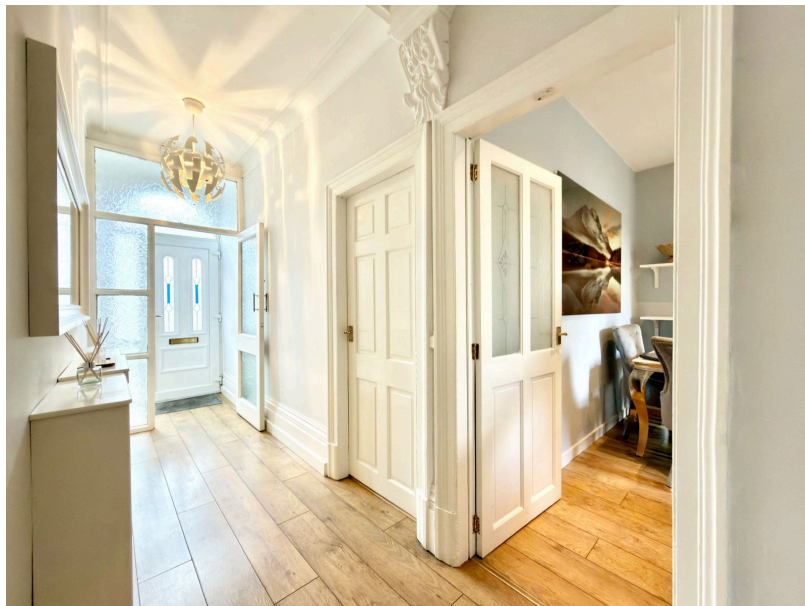
glenheaton.exp.uk.com

01617 062054

65 Denton Road, Audenshaw

Offers Over £210,000

3 1 2



- Please Quote Ref GH702
- Detached Garage
- Two Reception Rooms
- Walking Distance To Outstanding Local Schools
- Off Road Parking
- Large Rear Garden Not Overlooked
- Excellent Transport Links
- M60 Ring Road Close By





Open Day Saturday 24th January, Call The Office To Book Your Time Slot.

Welcome To Denton Road, Audenshaw, A Three Bedroom Bay Fronted Mid Terrace Home, In Immaculate Condition Throughout And Comes With Off Road Parking.

Energy performance certificate (EPC)

65 Denton Road
Audenshaw
MANCHESTER
M20 5BL

Energy rating
C

Valid until
19 July 2033

Certificate number
0110-2708-7131-2897-6665

Property type
Mid-terrace house

Total floor area
91 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>).

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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current

Potential