



GLEN HEATON

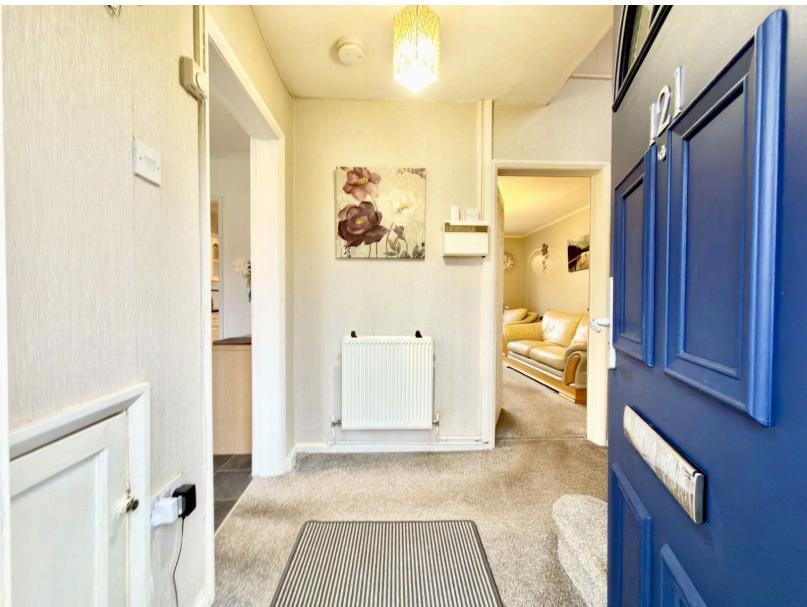
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121 Carnforth Road, Heaton Chapel

Offers Over £240,000

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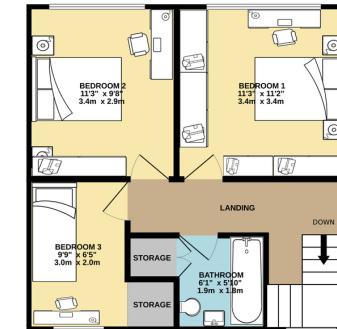






GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

1ST FLOOR
438 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 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. Construction of the property is the responsibility of the vendor and no guarantee can be given as to its fitness for purpose. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mapbox ©2020

15/06/23 11:31 PM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)		
121 Camforth Road E14 5HU UK	Energy rating	Valid until:
	C	14 May 2035
	Certificate number:	9555-3050-5205-8475-2204
Property type	Mid-terrace house	
Total floor area	83 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-common-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-common-energy-efficiency-standards-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.

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.

See how to improve this property's energy efficiency.



For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/9555-3050-5205-8475-3204/print#tab>

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