

DELISA MILLER



Allocated secure parking

Cash buyers only

Fantastic electric stylish blinds

Two bedroom duplex

Fantastic location - close to the city centre and super stores

Council tax : £1456.45 per year Service



99 Greenheys Lane West
Manchester, M15 5AX

£159,950

Entrance Hallway

Bedroom two 9' 2" x 8' 2" (2.8m x 2.5m)

Bathroom

Bedroom one 12' 2" x 9' 2" (3.7m x 2.8m)

Stairs

Open plan kitchen and lounge 33' 10" x 12' 10" (10.3m x 3.9m)

Externally



Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, wall, ceiling, column and any other items are approximate and no responsibility is taken for any errors or omissions on this document. This plan is for illustrative purposes only and should be used as a guide only. All dimensions are approximate. This plan is subject to change without notice and is not intended to be a contract. For more information please contact the sales team on 0203 2909898.

Energy performance certificate (EPC)

FLAT 20 99 GREENHEYS LANE WEST MANCHESTER M15 5AX	Energy rating C	Valid until: 4 May 2031
		Certificate number: 8739-7025-7000-0715-6206

Property type Mid-floor maisonette

Total floor area 73 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) (<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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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