



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

#### **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  $33' 10'' \times 12' 10'' (10.3m \times 3.9m)$ 

#### **Externally**





Whilst every attempt has been made to ensure the accuracy of the Society contained here, measurements of doors, ventions, rooms and any other fetter are apprecimate and no responsibility to taken for any entry, ensurance or most between FLM programments and provided and the vent of a such the supprogramment particular. The room of the superior and the super

English Cymraeg

# **Energy performance certificate (EPC)**



## Rules on letting this property

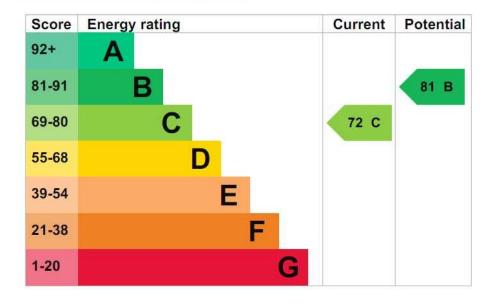
Properties can be let if they have an energy rating from A to E.

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