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74 Matthews Lane, Levenshulme

Offers Over £325,000

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Welcome to Matthews Lane, Levenshulme, Manchester, M19 3ES ,Offers Over £325,000 , Open day 21st February , please call the office on 0161 706 2054 to view!



TOTAL FLOOR AREA - 1115 sq ft (103.5 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans, measurements are approximate and should be used as a guide only. Dimensions may not be accurate to scale. This plan is for the benefit of the vendor only and should not be used as such by prospective purchasers. The vendor is not bound by the details contained in this plan. It is the responsibility of the prospective purchaser to satisfy themselves as to the accuracy of this plan.

21/3/26, 1:09 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
74 Matthews Lane LEVENSHULME M19 3ES	Energy rating D	Valid until: 2 February 2036
Property type Semi-detached house	Certificate number 0674-3058-5202-8606-7204	
Total floor area 111 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>

Energy rating and score

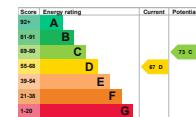
This property's energy rating is D. It has the potential to be C.

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/0674-3058-5202-8606-7204/print#tab>

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