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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!



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

74 Matthews Lane MANCHESTER M19 3ES	Energy rating D	Valid until: 2 February 2026 Certificate number: 0674-3058-5202-8808-7204
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Property type: Semi-detached house
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-rental-property-minimum-energy-efficiency-standard-landlord-guidance) <https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standard-landlord-guidance>.

Energy rating and score

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

[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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0674-3058-5202-8808-7204/print/true>

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