

GLEN HEATON

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64 Belmont Avenue, Denton

Offers Over £280,000

3 1 1









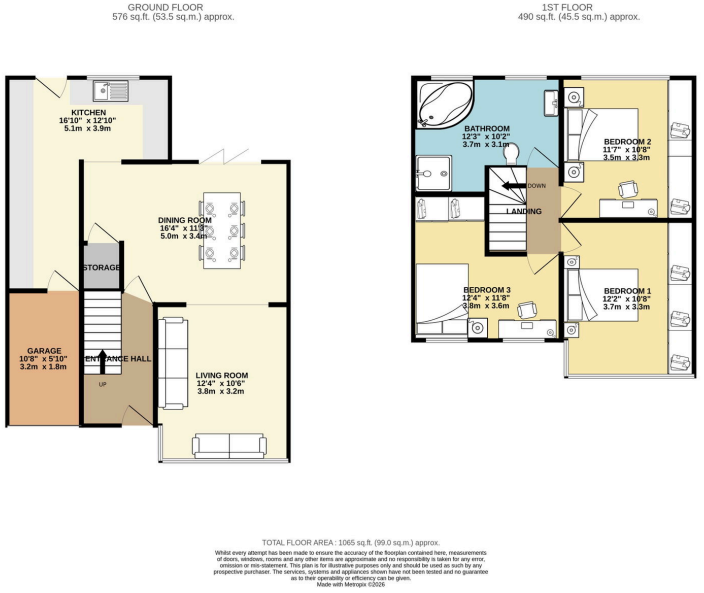
- Three Large Double Bedrooms
- Large Family Bathroom
- Attached Garage
- M60 Ring Road One Minute Away
- Potential For A Fourth Bedroom
- Off Road Parking
- Walking Distance To Outstanding Local Schools
- Extended Kitchen











Open Day Saturday 5th December, Call The Office To Book Your Time Slot.

Situated on Belmont Avenue in the established residential area of Denton, M34 3QB offers an excellent combination of convenient local schooling, everyday shopping, green spaces and strong road and public transport connections.

Positioned close to Manchester Road, Taylor Lane and Denton town centre, the location is particularly appealing to first-time buyers, growing families, young professionals and commuters looking for a well-connected home within easy reach of Manchester, Stockport and Ashton-under-Lyne.

One of the biggest attractions is having primary and secondary schools nearby, bus stops within approximately 100 metres and the extensive shopping facilities at Crownpoint Shopping Park within easy reach.

Energy performance certificate (EPC)

64, Belmont Avenue Denton MANCHESTER M34 3QB	Energy rating **D**	Valid until: 19 August 2030 Certificate number: 0574-2810-7785-2620-8511

Property type	End-terrace house
Total floor area	103 square metres

Rules on letting this property

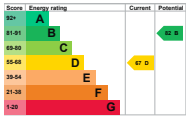
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is D. 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

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