



GLEN HEATON

exp[®] UK

@glen.heaton@exp.uk.com

glenheaton.exp.uk.com

01617 062054

31 Athol Street, Gorton

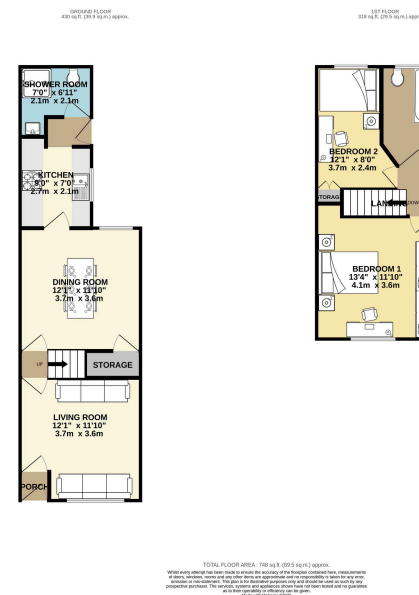
Offers Over £170,000

🛏 2 🪑 2 🚗 2



- No Chain
- Brand New Electrical Re Wire
- New Carpets
- Recently Re Decoratd Throughout
- Walking Distance To Reddish Train Station
- Walking Distance To Outstanding Schools
- New Modern Fitted Bathroom
- Two Double Bedrooms





Open Day Saturday 9th May, Call The Office To Book Your Time Slot.
 Welcome To Athol Street, Gorton , A Spacious Two Double Bedroom Two Reception Room Mid Terrace Home With No Onward Chain.

Energy performance certificate (EPC)

51 Athol Street MANCHESTER M15 7JF	Energy rating D	Valid until 27 September 2031
Property type Mid-terrace house		Certificate number 2388-3008-4201-2358-0026
Total floor area 75 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-standards-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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		60 B1
69-80	C		
55-68	D	47 D	
39-54	E		
21-38	F		
1-20	G		