



GLEN HEATON

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35 Hulme Road, Denton

Offers Over £270,000

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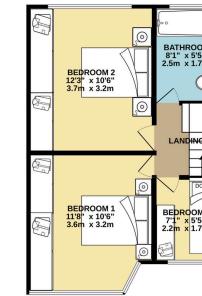
- Please Quote Ref GH702
- Off Road Parking
- Large Rear Extension
- Close To M60 Ring Road
- Walk In Condition
- Walking Distance To Outstanding local Schools





GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq ft (81.0 sq.m) approx.
Whilst every care has been taken to ensure the accuracy of the floor plans contained here, measurements are approximate and should be used as a guide only. Prospective buyers and tenants are advised to make their own arrangements to verify the details. This plan is for illustrative purposes only and should be used as such by any prospective buyers or tenants. It is not a legal document and should not be relied upon as such.

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Open Day Saturday 6th December, Call To Book Your Time Slot.

Welcome To Hulme Road, Denton, An Impressive Three Bedroom Extended Semi Detached Home.

Energy performance certificate (EPC)

35, Hulme Road Denton MANCHESTER M34 2NX	Energy rating	Valid until:
	D	11 October 2026

Certificate number:	3845-2872-763-5796-4981
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Property type	Semi-detached house
Total floor area	94 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-and-licensing) (<https://www.gov.uk/guidance/domestic-private-rented-property-common-energy-efficiency-standards-and-licensing>).

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:

