

# DELISA MILLER



**Fabulous FOUR bedroom semi detached property**

**Gardens to the front and rear with a detached garage**

**Massive potential - In need of a full refurb throughout**

**Room for several vehicles on the driveway**

**Offered with no chain**



**Dudley Road**  
Manchester, M16 8DE

**Offers in Excess of  
£400,000**

## Entrance Porch

## Entrance Hallway

**Living Room** 12' 6" x 11' 10" (3.8m x 3.6m)

**Dining Room** 15' 9" x 11' 10" (4.8m x 3.6m)

**Utility room** 11' 0" x 7' 10" (3.35m x 2.4m)

**Kitchen** 11' 0" x 8' 10" (3.35m x 2.7m)

**Bedroom 1** 12' 6" x 11' 10" (3.8m x 3.6m)

**Bedroom 2** 8' 10" x 7' 10" (2.7m x 2.4m)

**Bedroom 3** 13' 1" x 10' 10" (4m x 3.3m)

**Bedroom 4** 10' 10" x 8' 10" (3.3m x 2.7m)

**Bathroom** 6' 3" x 7' 3" (1.9m x 2.2m)

**Cloakroom** 6' 3" x 2' 7" (1.9m x 0.8m)

## Externally

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan construction, measurements, fixtures, location, names and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with the architectural drawings. The architect undertakes no liability for errors or omissions in this plan. Made with MyPlanSpace (2023)



# Energy performance certificate (EPC)

68 Dudley Road  
MANCHESTER  
M16 8DE

Energy rating

**D**

Valid until: **2 March 2033**

Certificate number: **9707-9727-3770-0027-0206**

Property type

Semi-detached house

Total floor area

89 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	68   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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