



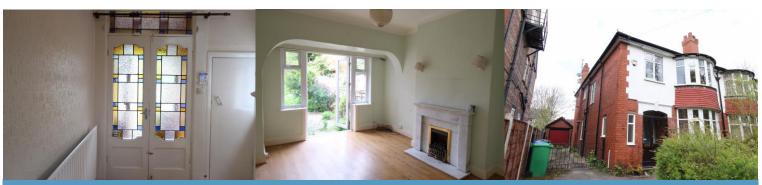
Fabulous FOUR bedroom semi detached property

Gardens to the front and rear with a detached Room for sever

Massive potential - In need of a full referb througout

Room for several vehicles on the driveway

Offered with no chain



Dudley Road Manchester, M16 8DE

garage

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)

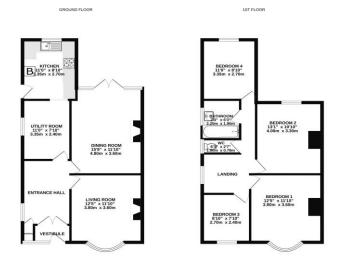
Bedroom 3 13' 1" x 10' 10" (4m x 3.3m)

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



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Energy performance certificate (EPC)			
68 Dudley Road MANCHESTER M16 8DE	Energy rating	Valid until: 2 March 2033 Certificate number: 9707-9727-3770-0027-0206	
Property ty <mark>p</mark> e		Semi-detached house	
Total floor area	18	89 square metres	

## Rules on letting this property

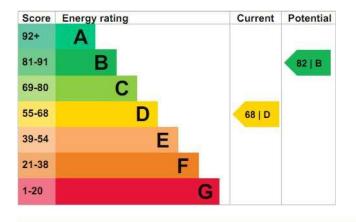
Properties can be let if they have an energy rating from A to E.

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).

# Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> <u>performance</u>.



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