

Property
EPC - Certificate

312, Liverpool Road, Eccles, MANCHESTER, M30		Energy rating C	
Valid until 16.05.2026		Certificate number 0640	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

Additional EPC Data

Property Type:	Ground-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	None
Total Floor Area:	66 m ²