Energy performance certificate (EPC)			
180 Kings Road Chorlton Cum Hardy MANCHESTER	Energy rating	Valid until:	17 February 2035
MANCHESTER M21 0XX		Certificate number:	6901-3725-8002-0092-7402
Property type	Semi-detached house		
Total floor area	94 square metres		

# Rules on letting this property

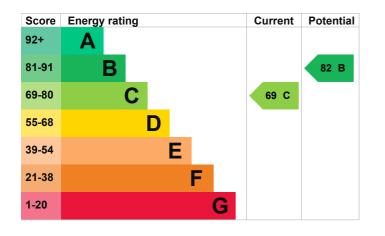
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## **Energy rating and score**

This property's energy rating is C. 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

# Breakdown of property's energy performance

#### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Partial double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 204 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £1,075 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could save £153 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

#### Heating this property

Estimated energy needed in this property is:

- 9,917 kWh per year for heating
- 2,210 kWh per year for hot water

## Impact on the environment

•		1 1 7 1		
This property's environmenta has the potential to be C.	I impact rating is D. It	This property's potential production	2.0 tonnes of CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based on a average occupancy and energy	rgy use. People living at	
An average household produces	6 tonnes of CO2	the property may use different amounts of er		

This property produces

3.4 tonnes of CO2

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£65
2. Heating controls (room thermostat)	£350 - £450	£42
3. Solar water heating	£4,000 - £6,000	£45
4. Solar photovoltaic panels	£3,500 - £5,500	£394

### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

#### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

# Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	John Mulligan
Telephone	07957636080
Email	john@propertysolutionsnw.co.uk

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited	
Assessor's ID	QUID203178	
Telephone	01225 667 570	
Email	info@quidos.co.uk	

### About this assessment

Assessor's declaration	No related party
Date of assessment	11 February 2025
Date of certificate	18 February 2025
Type of assessment	RdSAP