

Energy performance certificate (EPC)

79 Station Road Pendlebury Swinton MANCHESTER M27 6BR	Energy rating D	Valid until: 7 April 2034
		Certificate number: 0487-3036-1204-3854-7204

Property type End-terrace house

Total floor area 73 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 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

Steps you could take to save energy

► Do I need to follow these steps in order?

Step 1: Flat roof or sloping ceiling insulation

Typical installation cost £850 - £1,500

Typical yearly saving £357

Potential rating after completing step 1 **71 C**

Step 2: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £173

Potential rating after completing steps 1 and 2 **75 C**

Step 3: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £55

Potential rating after completing steps 1 to 3 **76 C**

Step 4: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £72

Potential rating after completing steps 1 to 4 **78 C**

Step 5: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £58

Potential rating after completing steps 1 to 5 **80 C**

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £3,500 - £5,500

Typical yearly saving £500

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