



GLEN HEATON

exp[®] UK

@glen.heaton@exp.uk.com

glenheaton.exp.uk.com

01617 062054

6a Vine Street, Hazel Grove

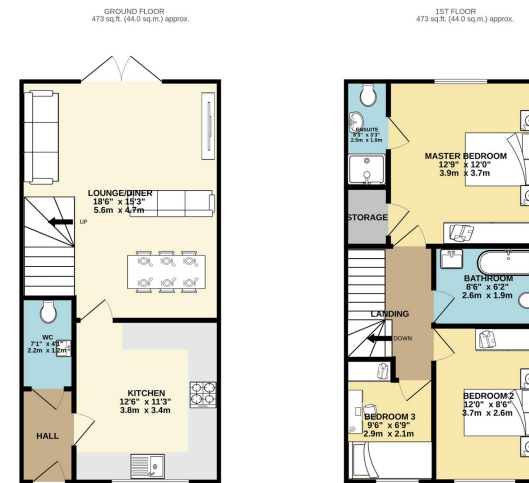
Offers Over £300,000

3 2 1



- Please Quote Ref GH702
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- En Suite To Master Bedroom
- Off Road Parking For Several Vehicles
- House Still Under Guarantee
- Walking Distance To Hazel Grove Train Station
- Walking Distance To Outstanding Local Schools





TOTAL FLOOR AREA: 947 sq. ft. (87.5 sq.m.) approx.
We warrant every particular of the above plan to be correct to the best of our knowledge and belief, but we do not warrant the accuracy of the measurements. We warrant every particular of the above plan to be correct to the best of our knowledge and belief, but we do not warrant the accuracy of the measurements. We warrant every particular of the above plan to be correct to the best of our knowledge and belief, but we do not warrant the accuracy of the measurements.

Open Day Saturday 22nd June Call To Book Your Time Slot.

Welcome To Vine Street, Hazel Grove. A Spacious Three Bedroom New Build Home.

6/12/24, 5:57 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
6a, Vine Street Hazel Grove STOCKPORT SK7 4JZ	Energy rating B	Valid until: 7 September 2028 Certificate number: 0146-3878-7818-0008-7881

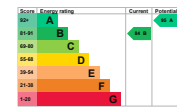
Property type: End-terrace house
 Total floor area: 87 square metres

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/minimum-energy-efficiency-standard-landlord-guidance)
<https://www.gov.uk/guidance/minimum-energy-efficiency-standard-landlord-guidance>

Energy rating and score

This property's energy rating is B. It has the potential to be A.
 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 50