



JASON SIMMONS POWERED BY **exp** TM UK

@ jason.simmons@exp.uk.com

jasonsimmons.exp.uk.com

☎ 01477 500 303

Valley Close, Alsager

Offers Over £350,000

🛏️ 4 🚿 2 🚗 2

- Well presented Four bedroom detached home
- Lounge, Separate dining room & Conservatory
- Downstairs bedroom with En-suite
- Modern family bathroom
- Enclosed rear garden
- Cul-de-sac location in Alsager
- Stunning & Modern fitted kitchen
- Master bedroom with En-suite bathroom
- Driveway parking
- Quote Ref: JS0070



Quote Ref: JS0070. A WELL PRESENTED FOUR BEDROOM DETACHED HOME in a cul-de-sac location in Alsager. To the ground floor comprising briefly; entrance porch, entrance hallway, good-sized lounge, SEPARATE DINING ROOM, stunning and modern fitted kitchen and a DOWNSTAIRS BEDROOM WITH EN-SUITE. To the first floor having landing, MASTER BEDROOM WITH EN-SUITE, two further double bedrooms and a well presented bathroom. Also, having DRIVEWAY PARKING, double glazing, central heating throughout and an enclosed rear garden.





TOTAL FLOOR AREA: 1163 sq.ft. (108.0 sq.m.) approx.
 We have every effort been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows and any other items are approximate and the responsibility is taken for any errors, omissions or inaccuracies. The plan is for illustrative purposes only and should be used as a guide only, prospective purchasers. The services, systems and appliances shown here are not to be treated as a guarantee as to their operability or efficiency can be given.
 Made with NetScout C2017



10/24, 11:04 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Contact](#)

Energy performance certificate (EPC)

Energy Class: Average 107.24/107.24	Energy rating: C	Valid until: 11 September 2024
107.24/107.24		Certificate number: 9436 2440 2281-4166-0246

Property type: Detached house
 Total floor area: 107 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 that have to do with energy performance certificates and energy ratings](#).

Energy rating and score

The property's energy rating is C. It has the potential to be B.
[Click here to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows the 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 score is 60

Breakdown of property's energy performance

<https://find-an-energy-certificates.service.gov.uk/energy-certificates/9436-2440-2281-4166-0246> 1/5

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.
 Registered company number is 12016573. VAT Registration Number is 327 4120 29