



## Leyland Avenue, Gatley

Offers Over £480,000

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- FIVE BEDROOMS.
- LARGE KITCHEN.
- EN SUITE SHOWER ROOM.
- LAWN REAR GARDEN.
- FAMILY BATHROOM.
- DOUBLE STOREY SIDE AND REAR EXTENSIONS.
- CENTRAL GATLEY LOCATION.
- OFF ROAD PARKING.
- STUDY.
- SPACIOUS RECEPTION ROOMS.

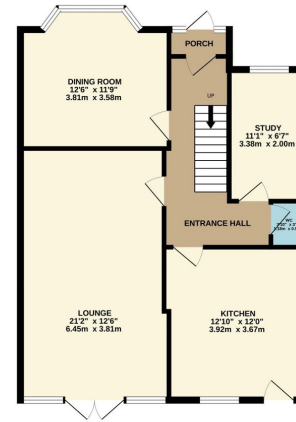


A large five bedroom semi detached home benefitting from DOUBLE STOREY SIDE AND REAR EXTENSIONS and is situated within EASY REACH OF GATLEY VILLAGE. The accommodation reveals an entrance porch, hallway, dining room with bay window, a large living room with patio doors, spacious kitchen, study/home office and W.C. The upper floor reveal five bedrooms served by an ensuite shower room and separate family bathroom. Externally, there is a driveway providing off road parking and a landscaped rear garden.

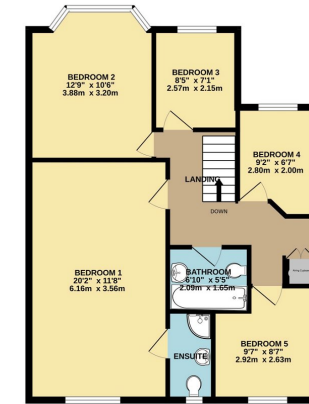




GROUND FLOOR  
742 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR  
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 1470 sq.ft. (136.6 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, closets and other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown hereon are not shown tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metreplan (2003)



### Energy performance certificate (EPC)

Displayed Address 125-127 100 sq ft	Energy rating <b>C</b>	Valid until 6 October 2012
Property type Semi-detached house		Contact 01753 366500-0800 7 days a week
Total floor area 154 square metres		
Rules on letting this property Properties can be let if they have an energy rating from A to C. You can find <a href="#">guidance for landlords on the Private Rented Sector (PRS) Energy Rating System (ERS) on the Energy Saving Trust website</a> .		
Energy rating and score This property's current energy rating is C. It has the potential to be B. <a href="#">See how to improve the energy rating of your property</a>		
Score 92+ 81-91 69-80 55-68 39-54 21-38 1-20	Energy rating A B C D E F G	Current Potential 71 C 49 B
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 energy score is 60		
Breakdown of property's energy performance Properties get energy bills and grades to help plan based on how energy efficient they are. Ratings are calculated on how well features work or their condition. Assumed ratings are based on the property's age and type. They are used to indicate the assessor should inspect.		
Feature Wall	Description Cavity wall, tiled cavity	Rating Average