



GLEN HEATON

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# 29 Braemar Road, Hazel Grove

Offers Over £400,000

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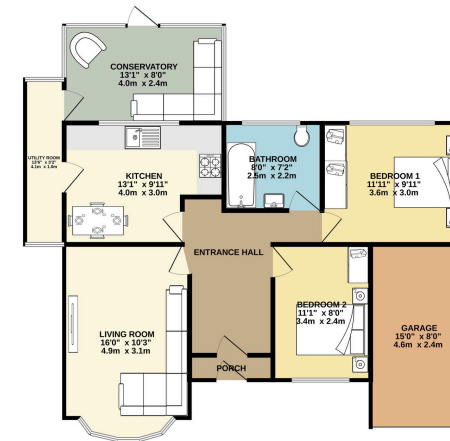


- Off Road Parking
- Spacious Rear Garden
- Highly Sought After Location
- Integral Garage
- Modern New Fitted Bathroom
- Two Double Bedrooms
- Re Decorated Throughout
- Rear Conservatory





GROUND FLOOR  
918 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA: 918 sq.ft. (85.2 sq.m.) approx.

While every effort has been made to ensure the accuracy of the figures contained here, measurements taken on-site may vary slightly from those shown on the drawings. The accuracy of the measurements is not guaranteed. The accuracy of the measurements is not guaranteed. The accuracy of the measurements is not guaranteed.

Open Day Saturday 6th June, Call The Office To Book Your Time Slot.

Welcome To The Eagerly Awaited Braemar Road , Hazel Grove, A Stunning Transformed And Immaculate Two Double Bedroom Detached Bungalow, With Off Road Parking, Spacious Rear Garden And Modern New Bathroom.

| Energy performance certificate (EPC)   |                           |  |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |  |
|--|---------------------------|--|---------------|---------|-----------|-----|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|------|------|-------|---|--|--|-------|---|--|--|------|---|--|--|--|
| 29 Braemar Road<br>Hazel Grove,<br>STOCKPORT<br>SK7 4DD  | Energy rating<br><b>D</b> | Valid until: 27 March 2033<br>Certificate number: 2162-4458-9131-1192-1851   |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |  |
| Property type  | Detached bungalow         |  |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |  |
| Total floor area   | 68 square metres          |  |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |  |
| <b>Rules on letting this property</b>  |                           |  |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |  |
| Properties can be let if they have an energy rating from A to E.   |                           |  |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |  |
| You can read <a href="#">guidance for landlords on the regulations and exemptions</a> (https://www.gov.uk/guidance/domestic-private-rented-property-landlords-energy-efficiency-standards-guidance).   |                           |  |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |  |
| <b>Energy rating and score</b>   |                           |  |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |  |
| This property's energy rating is D. It has the potential to be B.  |                           | The graph shows this property's current and potential energy rating.   |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |  |
| <a href="#">See how to improve this property's energy efficiency.</a>  |                           | 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. |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |  |
| <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>48 D</td> <td>60 B</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table> |                           | Score  | Energy rating | Current | Potential | 92+ | A |  |  | 81-91 | B |  |  | 69-80 | C |  |  | 55-68 | D | 48 D | 60 B | 39-54 | E |  |  | 21-38 | F |  |  | 1-20 | G |  |  | For properties in England and Wales:<br>the average energy rating is D<br>the average energy score is 60 |
| Score  | Energy rating             | Current  | Potential     |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |  |
| 92+  | A                         |  |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |  |
| 81-91  | B                         |  |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |  |
| 69-80  | C                         |  |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |  |
| 55-68  | D                         | 48 D   | 60 B          |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |  |
| 39-54  | E                         |  |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |  |
| 21-38  | F                         |  |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |  |
| 1-20   | G                         |  |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |      |      |       |   |  |  |       |   |  |  |      |   |  |  |  |