



GLEN HEATON

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01617 062054

2 Grove Street, Hazel Grove

Offers Over £230,000

 2  1  2



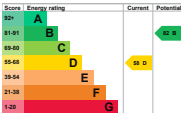
- Walking Distance To Hazel Grove Train Station
- Two Double Bedrooms
- Garden To The Rear
- Immaculate Condition Throughout
- Two Reception Rooms
- Walking Distance To Outstanding local Schools





Open Day Saturday 26th September, Call The Office To Book Your Time Slot.

Situated on Grove Street in the heart of Hazel Grove, SK7 4JW is an exceptionally convenient residential location, particularly for buyers who value being able to walk to schools, Hazel Grove railway station, supermarkets, cafés and pubs. Hazel Grove Primary School is only around 100 metres away and the railway station around 600 metres away, while London Road and Commercial Road are practically on the doorstep.

Energy performance certificate (EPC)																																			
2, Grove Street Hazel Grove, Stockport SK7 4JW	Energy rating D	Valid until	14 November 2029																																
		Certificate number	8451-6429-6655-7574-7952																																
	Property type		End-terrace house																																
	Total floor area		75 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-standards-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.																																		
	 <table><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></td><td></td></tr><tr><td>35-54</td><td>E</td><td></td><td></td></tr><tr><td>21-34</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			35-54	E			21-34	F			1-20	G			The graph shows this property's current and potential energy rating.
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		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																																	