



GLEN HEATON

exp<sup>®</sup> UK

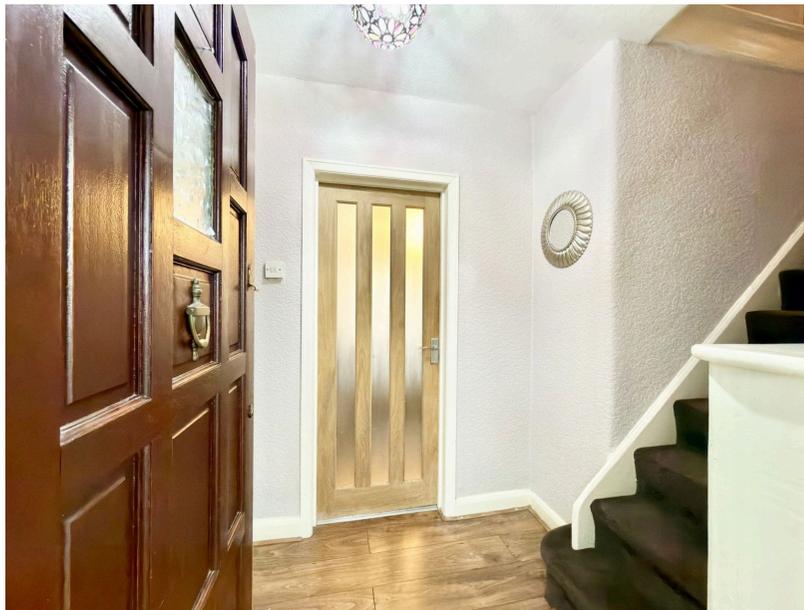
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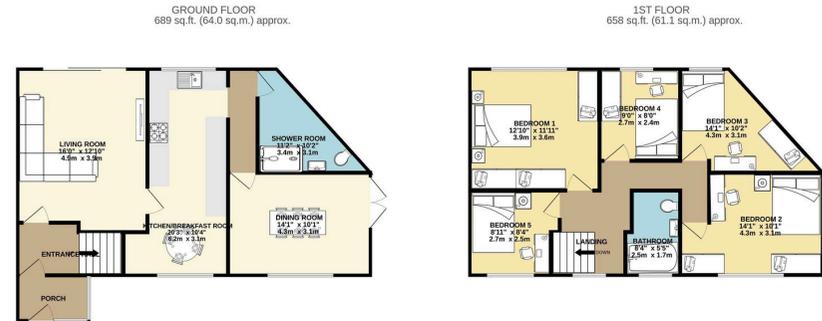
2 Foxwood Gardens,  
Offers Over £350,000

6 2 1



- Please Quote Ref GH702
- Quiet Cul De Sac
- Detached Garage
- Two Bathrooms
- Summerhouse / Bar / Games Room
- Five Bedrooms
- Off Road Parking
- Highly Sought After Location





TOTAL FLOOR AREA: 1347 sq.ft. (125.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
 Made with Metroplan ©2016

Open Day Saturday 7th March , Call The Office To Book Your Slot.

Welcome To Foxwood Gardens, A Stunning Extended Five Bedroom Two Bathroom Semi Detached Home, With Detached Garage And Off Road Parking For Several Vehicles.

Energy performance certificate (EPC)																																		
2 Foxwood Gardens MANCHESTER M15 1SW	Energy rating <b>C</b>	Valid until: 21 December 2015 Certificate number: 4799-5828-6722-6524-5253																																
Property type	Semi-detached house																																	
Total floor area	132 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="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions</a> .																																		
<b>Energy rating and score</b>																																		
This property's energy rating is C. 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>79 C</td> <td>83 B</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></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	79 C	83 B	55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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