



GLEN HEATON

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1 Platting Grove,
Offers Over £240,000

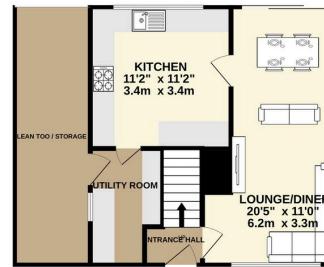
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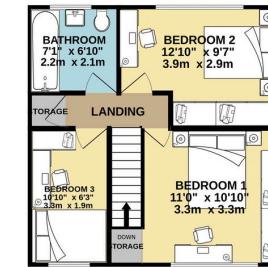




GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should not be relied upon for any legal purpose. The floorplan is for illustrative purposes only and should not be used as such by any prospective purchaser. The floorplan is not to scale. The floorplan has not been measured and no guarantee is given as to their operability or efficiency can be given.
Made with Measuring ©2020

Open Day Saturday 17th January , Call To Book Your Time Slot.

Welcome To Platting Grove, A Stunning Three Double Bedroom Corner Plot Home Recently Re Decorated Throughout , With Off Road Parking, Huge Potential To Extend , Located In A Quiet Cul De Sac And Separate Utility Room.

15/26 2:38 PM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)		
1 Platting Grove SOFT UNDERLAYING CLT HLF	Energy rating C	Valid until: 23 December 2033
		Certificate number: 9435-7722-4509-0177-7226
Property type Semi-detached house		
Total floor area 72 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-common-energy-efficiency-standards/guidance>

Energy rating and score

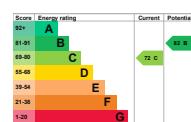
This property's energy rating is C. It has the potential to be B.

The graph shows this property's current and potential energy rating.

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/9435-7722-4509-0177-7226/print#tab>

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