



GLEN HEATON

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01617 062054

17 Blackthorn Road, Hazel Grove

Offers Over £550,000

4 2 1



- No Chain
- Quiet Location
- Walking Distance To Hazel Grove Train Station
- En Suite Bathroom
- Off Road Parking
- Immaculate Condition Thropughout





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

Situated on Blackthorn Road in Hazel Grove, SK7 5EL is a strong family location within the Norbury & Woodsmoor area of Stockport. The postcode benefits from excellent access to Woodsmoor and Hazel Grove railway stations, Stepping Hill Hospital, local schools, sports facilities and Hazel Grove centre, while remaining within easy reach of Stockport and Manchester.

Energy performance certificate (EPC)																						
17, Blackthorn Road Hazel Grove STOCKPORT SK7 5EL	Energy rating	Valid until: 7 November 2028																				
	B	Certificate number: 0888-1911-7329-4688-3909																				
Property type		Detached house																				
Total floor area		133 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-rental-property-minimum-energy-efficiency-standards-guidance																						
Energy rating and score																						
This property's energy rating is B. It has the potential to be A.																						
See how to improve this property's energy efficiency.																						
<table><thead><tr><th>Score</th><th>Energy rating</th></tr></thead><tbody><tr><td>92+</td><td>A</td></tr><tr><td>81-91</td><td>B</td></tr><tr><td>69-80</td><td>C</td></tr><tr><td>55-68</td><td>D</td></tr><tr><td>39-54</td><td>E</td></tr><tr><td>21-38</td><td>F</td></tr><tr><td>1-20</td><td>G</td></tr></tbody></table> <table><thead><tr><th>Current</th><th>Potential</th></tr></thead><tbody><tr><td>B</td><td>A</td></tr></tbody></table>			Score	Energy rating	92+	A	81-91	B	69-80	C	55-68	D	39-54	E	21-38	F	1-20	G	Current	Potential	B	A
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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																						