



Hawthorn Avenue, Stockport, SK7

£340,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 4

HouseSimple is pleased to present this detached property in Stockport with great transport links and local amenities. The ground floor consists of entrance hall, living area with large window allowing the room to be flooded with natural light, utility room and large modern fitted kitchen with acces

Key features:

- 4 Bedrooms
- Detached House
- Private Driveway
- Garage
- Garden
- Modern Kitchen

Extra info:

- **Council Tax:** Band E (£2248.00 per-annum)
- **Chain Position:** No chain
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



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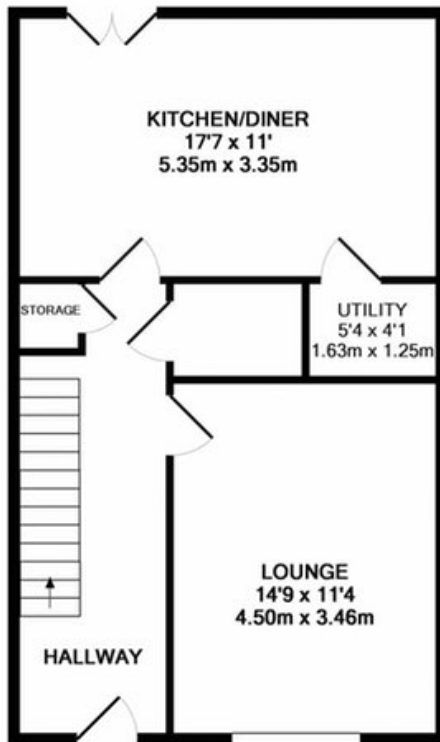
The ground floor consists of entrance hall, living area with large window allowing the room to be flooded with natural light, utility room and large modern fitted kitchen with access to a private, easy to maintain landscaped garden.

The first floor consists of family bathroom, 3 double bedrooms with the master benefiting from en-suite and 1 single bedroom.

The property also benefits from private driveway and garage.

Viewing is essential to fully appreciate what this property has to offer so call HouseSimple today.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 524 SQ.FT.
(48.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 526 SQ.FT.
(48.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1050 SQ.FT. (97.6 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

30, Hawthorn Avenue, Hazel Grove, STOCKPORT, SK7 5DZ

Dwelling type: Detached house **Reference number:** 2098-6991-7352-4286-1970
Date of assessment: 21 December 2016 **Type of assessment:** SAP, new dwelling
Date of certificate: 21 December 2016 **Total floor area:** 102 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,356
Over 3 years you could save	£ 102

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 207 over 3 years	
Heating	£ 900 over 3 years	£ 900 over 3 years	
Hot Water	£ 249 over 3 years	£ 147 over 3 years	
Totals	£ 1,356	£ 1,254	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

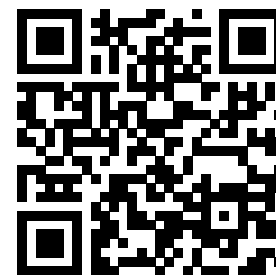
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 102
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 774

MISREPRESENTATION ACT, 1967.

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