



GLEN HEATON

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Egerton Road South, Chorlton, Manchester, M21 0XJ

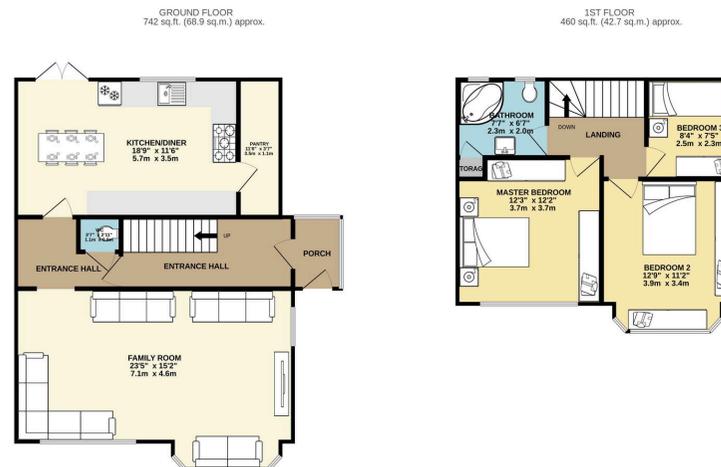
Guide Price £500,000

3 1 1



- Please Quote Ref GH702
- Off Road Parking
- Large Garden To The Front Side And Rear
- Open Plan Kitchen Dining Area
- Potential To Extend Further
- Walking Distance To Local Tram Station's, With Direct Links To Manchester City Centre
- Large Family Living Room
- Downstairs W/C





TOTAL FLOOR AREA - 1202 sq ft (111.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other areas are approximate and no responsibility is taken for any errors, omissions 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 as to their operability or efficiency can be given.  
 Made with Metreplan 6/2014

Open Day Saturday 14th September, Call To Book Your Time Slot

Welcome To Egerton Road South, Chorlton. A Spacious Extended Three Bedroom Semi Detached Home.

9524 11:12 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
124 Egerton Road South MANCHESTER M13 1JL	Energy rating <b>D</b>	Valid until 3 September 2024 Certificate number 4207-3754-8002-0001-7302																																
Property type	Semi-detached house																																	
Total floor area	113 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-regulations-and-exemptions">guidance for landlords on the regulations and exemptions</a> . <a href="https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions#energy-efficiency-standards-landlord-guidance">https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions#energy-efficiency-standards-landlord-guidance</a> .																																		
<b>Energy rating and score</b>																																		
This property's energy rating is D. 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>		<b>Properties get a rating from A (best) to G (worst) and a score.</b> 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>92-100</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>44</td> <td>61</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	92-100	A			81-91	B			69-80	C			55-68	D	44	61	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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https://find-energy-certificate.service.gov.uk/energy-certificate/4207-3754-8002-0001-7302/print.html

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