



St Augustines Road, Cheadle Heath

Guide Price £290,000

 3  1  2

- PERIOD SEMI DETACHED.
- THREE BEDROOMS.
- DINING ROOM WITH LOG BURNING STOVE.
- MODERN THREE PIECE BATHROOM.
- CLOSE TO STOCKPORT TOWN CENTRE.
- CHARMING ST AUGUSTINE'S ROAD.
- BRIGHT AND SPACIOUS LIVING ROOM.
- STYLISH KITCHEN.
- SUPERB REAR GARDEN.
- FREEHOLD PROPERTY.



A wonderful three bedroom PERIOD SEMI DETACHED home with STYLISH PRESENTATION THROUGHOUT, situated on the everpopular and charming ST AUGUSTINES ROAD. The accommodation comprises of a storm porch leading through to the welcoming entrance hallway, a living room with high ceilings and a high square archway opening through to the dining room with feature log burning, storage cupboard and stylish kitchen beyond. The first floor reveals three bedrooms and an additional storage cup board served by a modern three piece bathroom suite. Externally there is a superb rear garden with a flagged patio area with an eleveated area of lawn and garden storage at the rear.





GROUND FLOOR
477 sq ft, (44.4 sq m), approx.

1ST FLOOR
477 sq ft, (44.4 sq m), approx.



TOTAL FLOOR AREA: 950 sq ft (88.1 sq m) approx.
What every buyer has been made to know the accuracy of the property's dimensions have not been checked by the agent. These dimensions are not intended to be used for planning or construction. They are for identification purposes only and should be used as such. Any prospective purchaser or tenant should make their own arrangements to verify the dimensions and the general property condition. To apply for planning permission, you should consult your local authority.
Made with Mezzo 1022



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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)																																		
8 St Augustines Road STOCKPORT SK8 1LN	Energy rating E	Valid until: 18 May 2024																																
		Certificate number: 0194752-1140-6031-4992																																
Property type	Semi-detached house																																	
Total floor area																																		
90 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 (https://www.gov.uk/guidance/domestic-rental-tenancy-terms-search-minimum-energy-efficiency-standard-handbook-guidance).																																		
Energy rating and score																																		
The graph shows this property's current and potential energy rating.																																		
This property's current energy rating is E. It has the potential to be B.																																		
See how to improve this property's energy efficiency																																		
<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></td> <td></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			55-68	D			39-54	E			21-38	F			1-20	G		
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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/0194752-1140-6031-4992/print/eu>

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