





## St Augustines Road, Cheadle Heath

Guide Price £290,000

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

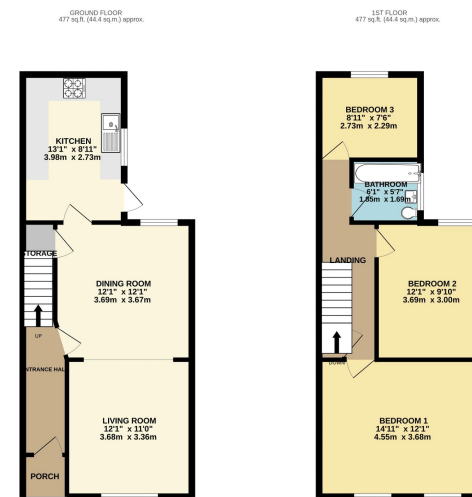


A wonderful three bedroom PERIOD SEMI DETACHED home with STYLISH PRESENTATION THROUGHOUT, situated on the everpopular and charming ST AUGUSTINES ROAD. The accommodation comprises of a storm porch leading through to the welcoming entrance hallway, a living room with high ceilings and a high square archway 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 elevated area of lawn and garden storage at the rear.









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

Energy performance certificate (EPC)		
6, St. Augustine's Road STOCKPORT SK6 5AN	Energy rating <b>E</b>	Valid until: 19 May 2034 Certificate number: 8194-7525-1140-6031-4892

Property type Semi-detached house

Total floor area 90 square metres

#### Rules on letting this property

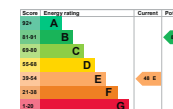
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-lets-tenants-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-lets-tenants-energy-efficiency-standards-landlord-guidance>).

#### Energy rating and score

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

[See how to improve this property's energy efficiency.](#)



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/8194-7525-1140-6031-4892?print=true>

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9 Gatley Road, Cheadle, Cheshire SK8 1LY Tel. 0161 428 1488 Fax. 0161 428 1479  
Email. [mail@andrewdawson.co.uk](mailto:mail@andrewdawson.co.uk)