



The Oval, Heald Green

Guide Price £375,000

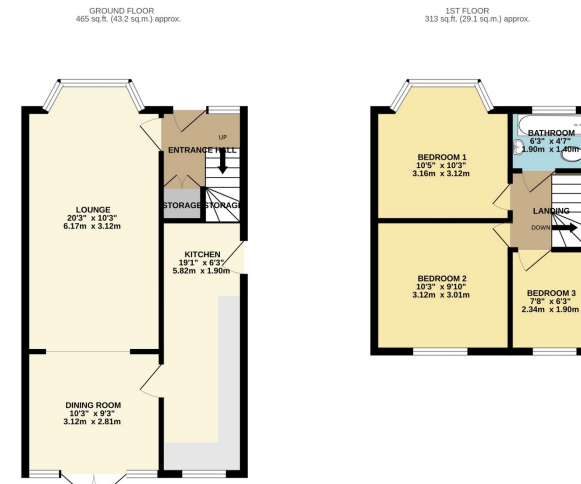
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- EXTENDED SEMI DETACHED. • POPULAR ENCLAVE.
- THREE BEDROOMS. • SOUTHERLY FACING GARDEN.
- EXTENDED KITCHEN & DINING AREA. • WELL PROPORTIONED THROUGHOUT.
- DETACHED GARAGE. • OFF ROAD PARKING.
- CONTEMPORARY BATHROOM. • OVERLOOKING PLAYING FIELDS.



**** STUNNING GARDENS - EXTENDED KITCHEN & DINING AREA**
******An opportunity to acquire this impressive THREE BEDROOM EXTENDED FAMILY HOME, situated on A HIGHLY DESIRED ENCLAVE overlooking HEALD GREEN VILLAGE HALL PLAYING FIELDS and is within a short walk of HEALD GREEN VILLAGE. The accommodation comprises of a entrance hallway with storage, a large bay fronted lounge opening though to to extended dining room and stylish kitchen beyond. The first floor boasts three well proportioned bedrooms of which are served by a white three piece bathroom suite. Stunning Landscaped rear garden. Detached Garage. Off Road Parking.





TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the foregoing information, measurements of items, fixtures, items and any other items are approximate and no responsibility is taken for any errors or omissions in the information. This plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and materials shown have been shown and no guarantee is made with reference to them.



27/03/2023, 13:10 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC) | | |
|--|---------------------------|---|
| 60, The Oval Hazel Green CHESHIRE SK8 3JJ | Energy rating E | Valid until: 19 June 2024 Certificate number: 6124-2840-7964-9724-9001 |

Property type: Semi-detached house
Total floor area: 92 square metres

Rules on letting this property

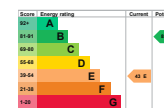
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standard-landlords-references).

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

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