



GLEN HEATON

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# 44 Hatherlow Lane, Hazel Grove

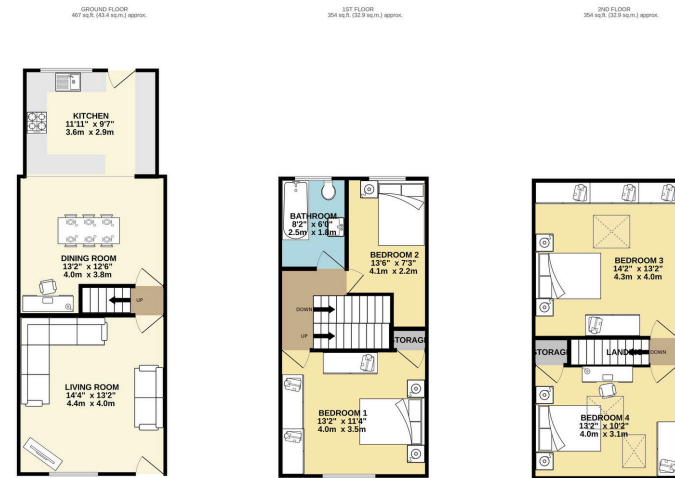
Offers Over £250,000

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- Please Quote Ref GH702
- Open Plan Kitchen Dining Area
- Walking Distance To hazel Grove Train Station
- Four Double Bedrooms
- Spacious Rear Garden Not Overlooked
- Walking Distance To Outstanding local Schools





TOTAL FLOOR AREA: 1175 sq ft (109.1 sq m) approx.  
 While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown here are for their listed and not guaranteed as to their quantity or efficiency can be given.  
 Make well informed choice

11/24, 1:37 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC)         |                           |                               |  |
|--|---------------------------|-------------------------------|--|
| 44, Hatherlow Lane<br>Hazel Grove<br>S17 4EP | Energy rating<br><b>C</b> | Valid until<br>9 January 2025 | Certificate number<br>0338-0398-7249-3615-2924 |
| Property type                                | Mid-terrace house         |                               |  |
| Total floor area                             | 96 square metres          |                               |  |

**Rules on letting this property**

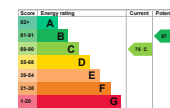
Properties can be let if they have an energy rating from A to E.

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

**Energy rating and score**

This property's energy rating is C. 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 50

https://find-energy-certificate.service.gov.uk/energy-certificate/0338-0398-7249-3615-2924?print=true

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Open Day Saturday 16th November, Please Call To Book Your Time Slot.

Welcome To Hatherlow Lane, Hazel Grove. A Stunning Four Double Bedroom Mid Terrace Home.