



JASON SIMMONS POWERED BY **exp**™ **UK**

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Crompton Road, Macclesfield

Offers Over £300,000

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- Three bedroom semi-detached home
- Popular location close to the town centre
- Well presented fitted kitchen
- Double glazing & Central heating throughout
- Enclosed rear garden with patio laid to lawn
- NO ONWARD CHAIN
- Large lounge open plan to dining area
- Three good-sized bedrooms and family bathroom
- Driveway parking for two vehicles
- Quote Ref: JS0070



Quote Ref: JS0070. A THREE BEDROOM SEMI-DETACHED PROPERTY within walking distance of Macclesfield town centre, and offered with NO ONWARD CHAIN. To the ground floor comprising briefly; entrance hallway with storage, LARGE LOUNGE OPEN PLAN TO DINING AREA, well presented fitted kitchen and access to the garage. To the first floor are three bedrooms (MASTER BEDROOM WITH FITTED WARDROBES) and a family bathroom. IDEALLY LOCATED FOR ACCESS TO LOCAL SHOPS, SCHOOLS AND AMENITIES. Also, having DRIVEWAY PARKING LEADING TO THE GARAGE, double glazing, central heating throughout and an enclosed rear garden.





11/24, 2:50 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Contact](#)

Energy performance certificate (EPC)

MR CHRISTOPHER WOODS/2012/101	Energy rating: E	Valid until: 14 July 2022
	Certificate number: 8822-8222-4198-8584-6292	

Property type: Semi-detached house
Total floor area: 80 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can not [let a property on the regulated tenancies rules](#) if the property has an energy rating of F or G.

Energy rating and score

The property's energy rating is E. It has the potential to be C.

[Click here to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

The graph shows the 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

Breakdown of property's energy performance

<https://find-an-energy-certificates.service.gov.uk/energy-certificates/8822-8222-4198-8584-6292>

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