



Andrew J.
Dawson
Independent Estate Agents

Leyland Avenue, Gatley

Offers In Region Of £465,000

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- FIVE BEDROOMS.
- LARGE KITCHEN.
- EN SUITE SHOWER ROOM.
- LAWN REAR GARDEN.
- FAMILY BATHROOM.
- DOUBLE STOREY SIDE AND REAR EXTENSIONS.
- CENTRAL GATLEY LOCATION.
- OFF ROAD PARKING.
- STUDY.
- SPACIOUS RECEPTION ROOMS.

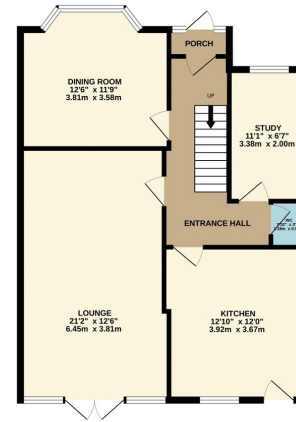


A large five bedroom semi detached home benefitting from DOUBLE STOREY SIDE AND REAR EXTENSIONS and is situated within EASY REACH OF GATLEY VILLAGE. The accommodation reveals an entrance porch, hallway, dining room with bay window, a large living room with patio doors, spacious kitchen, study/home office and W.C. The upper floor reveal five bedrooms served by an ensuite shower room and separate family bathroom. Externally, there is a driveway providing off road parking and a landscaped rear garden.

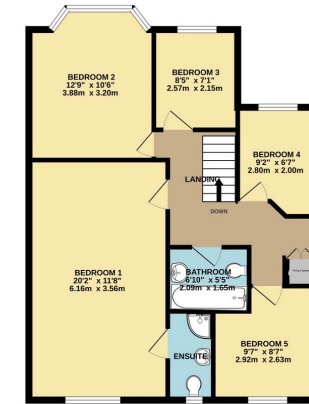




GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 1470 sq.ft. (136.6 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, closets and other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metreplan (2020)



Energy performance certificate (EPC)

Displayed Address 9 GATLEY ROAD CHEADLE, CHESHIRE SK8 1LY	Energy rating C	Valid until 6 October 2025																																
Property type Semi-detached house		Contact us 0161 428 1488 / 0800 700 1479																																
Total floor area 154 square metres																																		
Rules on letting this property Properties can be let if they have an energy rating from A to C. You can read guidance for landlords on the minimum energy standards for rental properties																																		
Energy rating and score This property's current energy rating is C. It has the potential to be B. See how to improve the energy efficiency of your property																																		
<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>94 B</td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td>84 C</td> </tr> <tr> <td>69-80</td> <td>C</td> <td>71 C</td> <td>74 D</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td>64 E</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td>54 F</td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td>44 G</td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td>34 H</td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92+	A		94 B	81-91	B		84 C	69-80	C	71 C	74 D	55-68	D		64 E	39-54	E		54 F	21-38	F		44 G	1-20	G		34 H	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	
Score	Energy rating	Current	Potential																															
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Breakdown of property's energy performance Properties get energy bills and grades to help plan based on how energy efficient they are. Ratings are calculated on how well features work or their condition. Assumed ratings are based on the property's age and type. They are used to indicate the assessor should inspect.																																		
Features Wall	Description Cavity wall, tiled cavity	Rating Average																																

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