



GLEN HEATON

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296 Stockport Road, Cheadle Heath

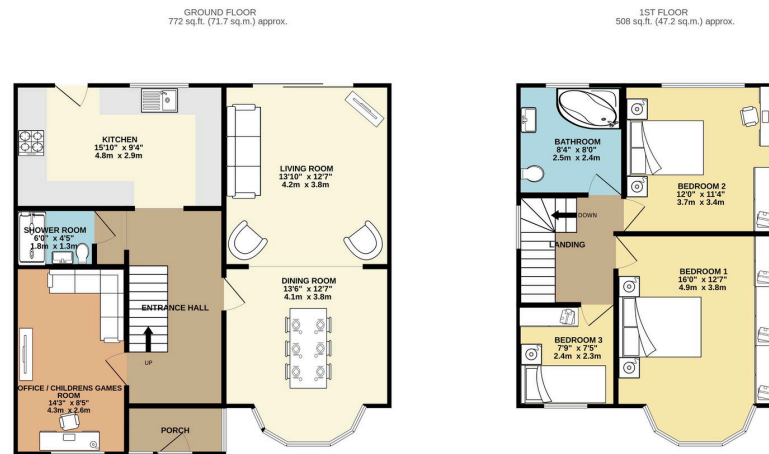
Offers Over £325,000

3 2 3



- M60 Ring Road Just One Minute Drive From The Property
- Potential To Extend Into The Loft
- Office / Children's Game's Room / Bar
- Off Road Parking
- Walking Distance To Local Shops And Amenities
- Walking Distance To Outstanding local School's
- Modern Fitted Extended Kitchen
- Please Quote Ref GH702





TOTAL FLOOR AREA: 1280 sq.ft. (118.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 illustrative purposes only and should 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 MyHome 10004

Open Day Saturday 7th December, Call To Book Your Time Slot.

Welcome To Stockport Road, Cheadle Heath, A Stunning Bow Baw Fronted Three Bedroom Extended Semi Detached Home.

11/09/24 12:12 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

281 Stockport Road STOCKPORT SK5 0P	Energy rating D	Valid until 3 September 2034
Certificate number 9634-6521-6409-8994-1296		

Property type: Semi-detached 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 D. 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/9634-6521-6409-8994-1296/printout

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