



Grappenhall Road, Stockton Heath, Warrington, WA4 2AR

£1,300PCM (Deposit: £1,500)

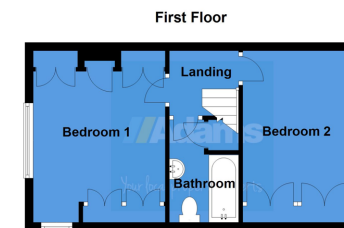
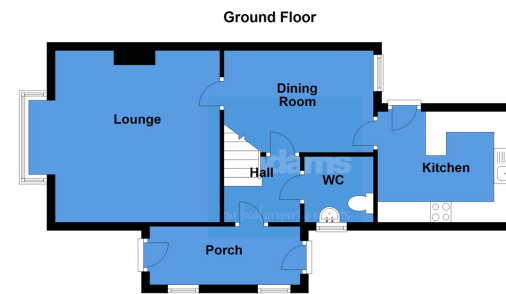
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Tax Band: C Furnished: Not specified

**\*\*Spacious Two Bedroom Semi-Detached\*\*** Located within a short walking distance to Stockton Heath Centre which offers an abundance of amenities. Comprises of: Entrance hallway, modern fitted kitchen, two good sized bedrooms, refurbished bathroom, and gardens to the front and rear. Garden Maintenance included





22070234\_14.11 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
54a, Orappenhall Road Stockton Heath Merseyside, Merseyside WA4 2AR	Energy rating <b>E</b>	Valid until: 3 October 2028 Certificate number: 8888-7623-4239-3724-2995
Property type	Semi-detached house	
Total floor area	83 square metres	

#### Rules on letting this property

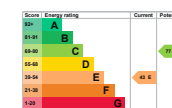
Properties can be let if they have an energy rating from A to E.

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

#### Energy rating and score

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

[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-certificates.service.gov.uk/energy-certificates/8888-7623-4239-3724-2995?print=true>

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**RUNCORN**

54 High Street, Runcorn, WA7 1AW  
 01928 574401

[runcorn.lettings@adamsea.co.uk](mailto:runcorn.lettings@adamsea.co.uk)

**STOCKTON HEATH**

12-14 Walton Road, Stockton Heath, WA4 6NL  
 01925 398343

[s.heath@adamsea.co.uk](mailto:s.heath@adamsea.co.uk)

**WIDNES**

53-55 Albert Road, Widnes, WA8 6JS  
 0151 420 4055

[widnes.lettings@adamsea.co.uk](mailto:widnes.lettings@adamsea.co.uk)

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