



GLEN HEATON
exp
FOR SALE
0161 706 2054
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GLEN HEATON

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01617 062054

33 Highlands Road, Offerton

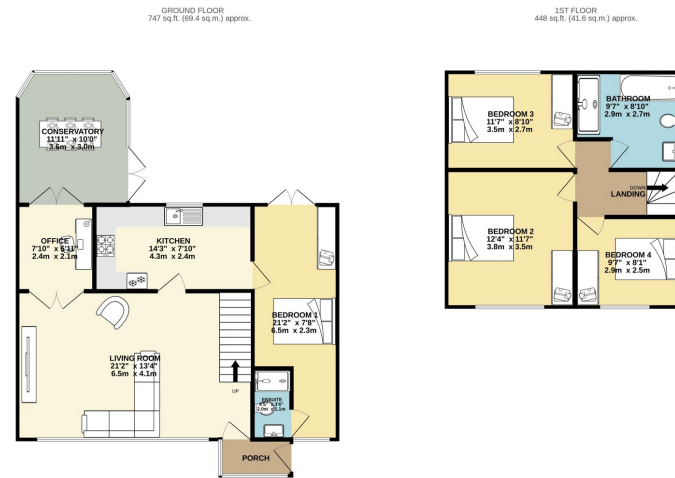
Offers Over £325,000

4 2 2



- Please Quote Ref GH702
- En-Suite Bathroom
- Large Lawned Rear Garden With Great Views
- Office Space Ideal For Someone Working From Home
- Rear Conservatory
- Off Road Parking
- Huge Potential To Extend To The Rear
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- Downstairs Large Double Bedroom With En Suite Ideal For Someone Who Struggles With Stairs
- Great Views To The Rear





TOTAL FLOOR AREA: 1195 sq ft (111.1 sq m) approx.
 Whilst 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with the perspective pictures. The services, systems and fixtures shown here are for information only and no guarantee as to their operability or efficiency can be given.
 Made with Metrage 02024

Open Day Saturday 24th February, Call To Book Your Time Slot

A spacious Four Bedroom Two Bathroom Link Detached Home In The Highly Sought After Location Of Offerton.

1024, 1:43 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
33 Highlands Road STOCKPORT SK7 5PL	Energy rating D	Valid until: 28 March 2033 Certificate number: 2435-6111-7245-5161-2171																																
Property type	Semi-detached house																																	
Total floor area	103 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/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance).																																		
Energy rating and score																																		
This property's energy rating is D. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		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.																																
<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></td> </tr> <tr> <td>85-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-84</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>18</td> <td>25</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			85-91	B			69-84	C			55-68	D	18	25	39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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<https://find-energy-certificates.service.gov.uk/energy-certificates/2435-6111-7245-5161-2171/print-house>

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