



GLEN HEATON

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Bideford Road, Offerron, Stockport, SK2 5AT

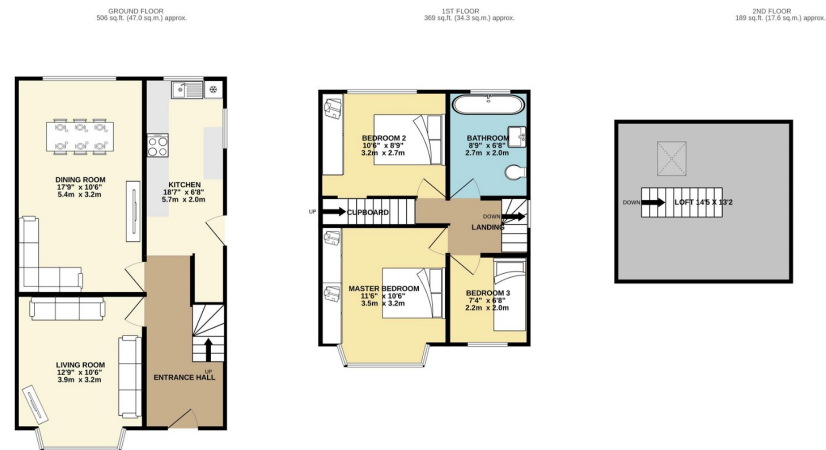
Guide Price £300,000

3 1 2



- Please Quote Ref GH702
- No Onward Chain
- Recently Re Plastered And Decorated Throughout
- Modern Fitted Galley Style Kitchen With Integrated Appliances
- Off Road Parking
- Quiet Cul De Sac Style Location
- Woodland Walks On Your Doorstep
- Detached Garage
- Large Lawned Garden
- Huge Potential To Extend Further





TOTAL FLOOR AREA: 1064 sq.ft. (98.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or misstatement. 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 Metagix C2024

Welcome To Bideford Road Offerton, An Extended Three Bedroom Semi Detached Home With No Onward Chain.

29/24, 7:53 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																												
16, Bideford Road STOCKPORT SK7 5JL	Energy rating D	Valid until: 19 November 2028 Certificate number: 8688-7529-6629-2110-2922																										
Property type	Semi-detached house																											
Total floor area	85 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-landlords).																												
Energy rating and score																												
This property's energy rating is D. It has the potential to be B.		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>Summary</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td rowspan="7"> </td> </tr> <tr> <td>85-91</td> <td>B</td> <td></td> </tr> <tr> <td>79-84</td> <td>C</td> <td></td> </tr> <tr> <td>73-78</td> <td>D</td> <td></td> </tr> <tr> <td>67-72</td> <td>E</td> <td></td> </tr> <tr> <td>61-66</td> <td>F</td> <td></td> </tr> <tr> <td>55-60</td> <td>G</td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Summary	Potential	92+	A			85-91	B		79-84	C		73-78	D		67-72	E		61-66	F		55-60	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/8688-7529-6629-2110-2922/print.htm>

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