



GLEN HEATON

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Berkeley Close, Offerton, Stockport, SK2 5BD

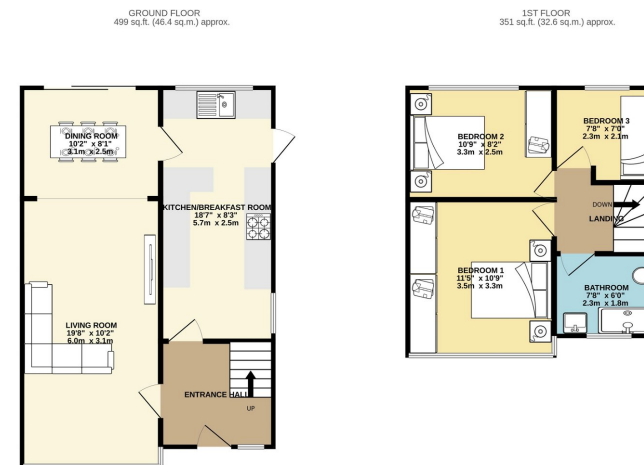
Offers Over £280,000

3 1 1



- Please Quote Ref GH702
- Off Road Parking
- No Onward Chain
- Woodland Walks Within Walking Distance
- Quiet CUI De Sac
- Stunning Rear Garden Not Overlooked
- Detached Garage
- Outstanding Local Schools Within Walking Distance





TOTAL FLOOR AREA: 850 sq.ft. (79.0 sq.m.) approx.
 Whilst every attempt 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 as a guide only for prospective purchasers. The services, fixtures and fittings shown here are for information and no guarantee as to their operability or efficiency can be given. [More wall images \(2/2\)](#)

Open Day Friday 24th May, Call To Book Your Time Slot.

Welcome To Berkeley Close, Offerton, An Extended Three Bedroom Semi Detached Home.

10052024_20.01

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

Energy performance certificate (EPC)

43 Berkeley Close ST20 2DST SH2 8BD	Energy rating D	Valid until: 15 May 2034 Certificate number: 0380-2588-4300-2094-7885
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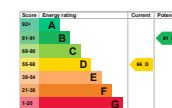
Property type	Semi-detached house
Total floor area	80 square metres

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-standard-landlord-licensing) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-licensing>).

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-certificates.service.gov.uk/energy-certificates/0380-2588-4300-2094-7885?print=true>

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