



GLEN HEATON

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497 Hempshaw Lane, Offerton

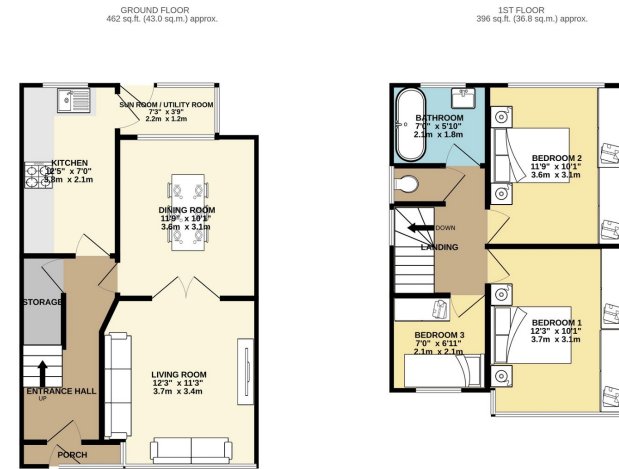
Offers Over £230,000

3 1 2



- Please Quote Ref GH702
- Off Road Parking
- No Onward Chain
- Huge Potential For An Open Plan Kitchen Dining Area
- Woodland Walks Within Walking Distance
- Outstanding Local Schools Within Walking Distance





Open Day Saturday 1st June, Call To Book Your Time Slot.

Welcome To Hemphaw Lane, Offerton, A Spacious Three Bedroom Semi Detached Home.

51424, 8:05 AM

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

Energy performance certificate (EPC)

457 Hemphaw Lane S10 2PS S10 2PT S10 2ST	Energy rating D	Valid until 1 May 2034
	Certificate number 6234-7425-7005-0872-7206	

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-letting-property-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-letting-property-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

Score	Energy rating	Current	Potential
91-100	A		61-91
81-90	B		
69-80	C		
55-68	D	49-55	
39-54	E		
21-38	F		
1-20	G		

<https://find-an-energy-certificate.gov.uk/energy-certificate/6234-7425-7005-0872-7206/>

1/4