



GLEN HEATON

exp[®] UK

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01617 062054

56 Marple Road, Offerton

Guide Price £600,000

3 2 2



- Please Quote Ref GH702
- Detached Garage
- Huge Potential To Convert The Loft Into A Master Bedroom With En Suite
- ~~Waterfront~~ Walks Close By
- Rear Conservatory
- Off Road Parking
- Stunning Landscaped Gardens
- Walking Distance To Outstanding Local Schools
- Huge Potential For Extra Development
- Summerhouse





TOTAL FLOOR AREA: 2133 sq. ft. (198.2 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. 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 Metropac CS2024

Open Day Saturday 8th June, Call To Book Your Time Slot.

Welcome To Marple Road, Offerton, A Stunning Period Detached Home With Spectacular Gardens To The Front Side And Rear.

09592024 19:37 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																	
56 Marple Road STOCKPORT SK7 5DB	<table border="1"> <tr> <td>Energy rating</td> <td>Valid until: 4 June 2034</td> </tr> <tr> <td>D</td> <td>Certificate number: 6458-3038-3208-8514-7202</td> </tr> </table>	Energy rating	Valid until: 4 June 2034	D	Certificate number: 6458-3038-3208-8514-7202																												
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Property type	Detached house																																
Total floor area	159 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 .																																	
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.																																
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https://find-energy-certificates.service.gov.uk/energy-certificates/6458-3038-3208-8514-7202/print-view

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