



GLEN HEATON

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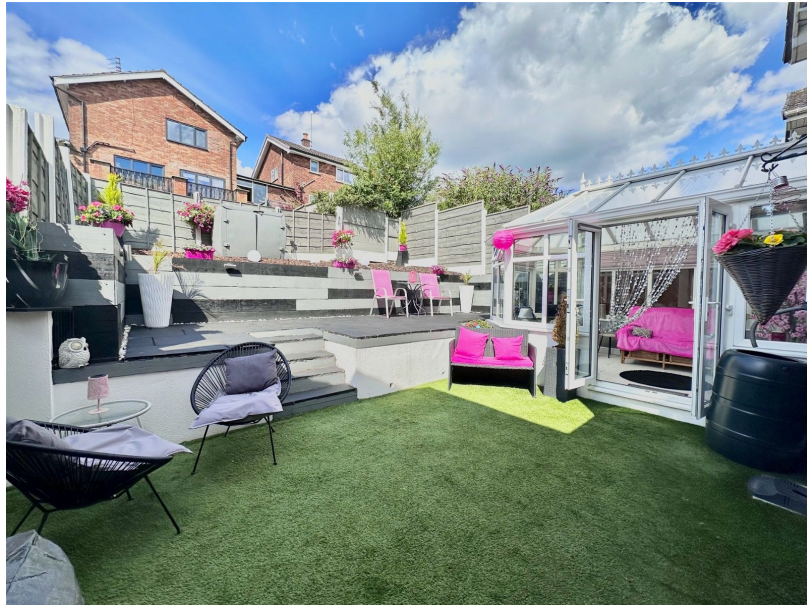
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12 Lower Field Drive
Offers Over £270,000

3 1 1



- Please Quote Ref GH702
- Quiet Cul De Sac
- Off Road Parking
- Attached Garage
- Rear Conservatory
- Open Plan Kitchen Dining Area
- Separate Utility Room
- Outstanding Schools Within Walking Distance
- Excellent Local Amenities
- Excellent Condition Throughout





While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any prospective purchase. The architect, designer and contractor shall not be held liable for any errors or omissions. Plans are subject to change without notice and no guarantee is given.

Welcome To Lowerfield Drive, A Superb Spacious Three Bedroom Link Detached Home.

21/05/24, 7:21 AM

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

Energy performance certificate (EPC)		
12 Lower Field Drive STOCKPORT SK12 5LJ	Energy rating C	Valid until: 9 October 2033 Certificate number: 2051-2196-1421-0813-2086

Property type: Detached house
Total floor area: 75 square metres

Rules on letting this property

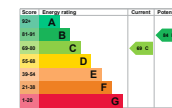
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's energy rating is C. 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/2051-2196-1421-0813-2086?print=true>

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