



GLEN HEATON

exp<sup>®</sup> UK

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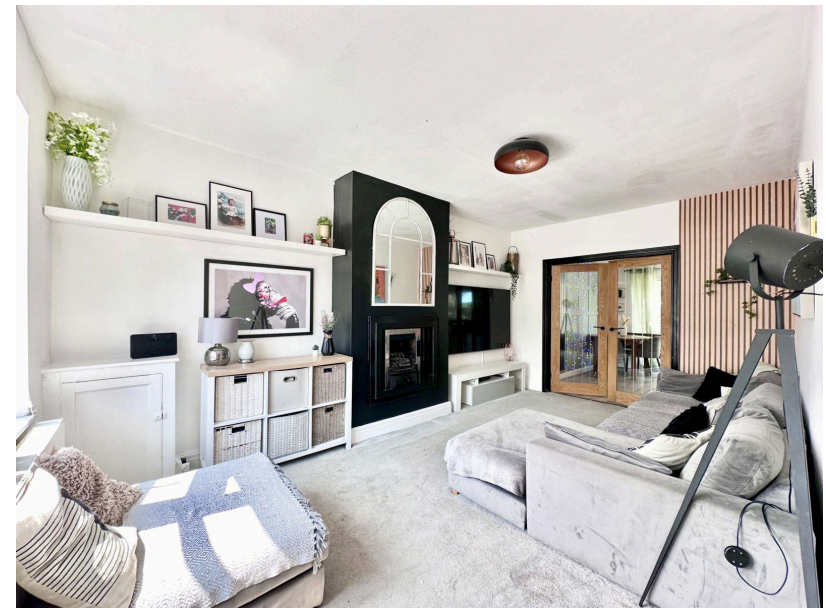
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01617 062054

62 Marina Road, Bredbury

Guide Price £280,000

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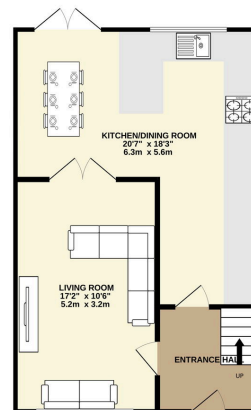


- Please Quote Ref GH702
- Off Road Parking
- Open Plan Kitchen Dining Area
- Summer House With Space For A Hot Tub
- No Chain
- Walking Distance To Outstanding Local Schools

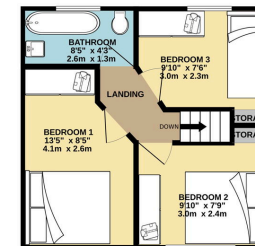




GROUND FLOOR  
518 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 839 sq ft. (77.9 sq.m.) approx.  
While every effort 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 data is for illustrative purposes only and should be used as a guide for any prospective purchaser. The seller, agents and developer make no claim for the truth and the guarantee as to their accuracy or efficiency can be given. Make well informed choice.

Welcome To Marina Road, Bredbury.

Open Day Saturday 17th August, Call To Book Your Time Slot.

Energy performance certificate (EPC)	
52, Marina Road Bredbury STOCKPORT M20 2PR	Energy rating <b>C</b>
Property type Semi-detached house	Valid until 21 June 2025
Total floor area 81 square metres	Certificate number 9888-5915-7238-3975-0919
<b>Rules on letting this property</b> Properties can be let if they have an energy rating from A to E. You can read <a href="https://www.gov.uk/guidance/minimum-energy-efficiency-standards-landlord-guidance">guidance for landlords on the regulations and exemptions</a> . <a href="https://www.gov.uk/guidance/minimum-energy-efficiency-standards-landlord-guidance">https://www.gov.uk/guidance/minimum-energy-efficiency-standards-landlord-guidance</a>	
<b>Energy rating and score</b> This property's energy rating is C. It has the potential to be B. <a href="#">See how to improve this property's energy efficiency.</a>	
The graph shows this property's current and potential energy rating. <b>Properties get a rating from A (best) to G (worst) and a score.</b> 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	