



GLEN HEATON

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9 Edenhurst Road, Offerton

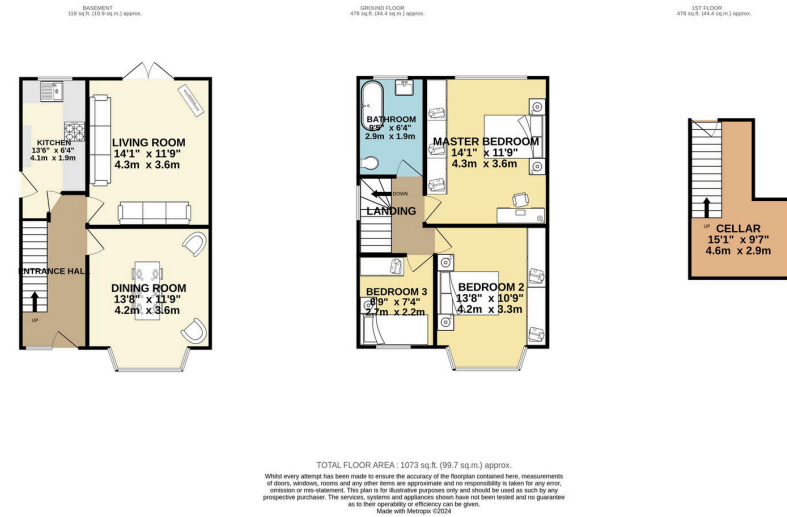
Offers Over £375,000

3 1 2



- Please Quote Ref GH702
- Huge Potential For Off Road Parking
- Cellar Chamber
- Modern Fitted Kitchen
- Walking Distance To Woodsmoor Train Station
- Spacious Period Bay Fronted Home
- Spacious Rear Garden Not Overlooked
- Potential For A Loft Conversion To Create A Fourth Bedroom
- Walking Distance To Outstanding local Schools
- Superb Local Amenities





Open Day Saturday 28th September, Call To Book Your Time Slot.

Welcome To Edenhurst Road, Mile End, Stockport.

5424, 8:51 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
5 Edenhurst Road STOCKPORT SK10 5SL	Energy rating D	Valid until: 28 May 2034 Certificate number: 6534-5225-7300-0071-8226																																
Property type	Semi-detached house																																	
Total floor area	96 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/landlords-on-the-regulations-and-exemptions#energy-efficiency-standards-landlord-guidance .																																		
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.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>44.8</td> <td>79.0</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D	44.8	79.0	39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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<https://find-energy-certificate.service.gov.uk/energy-certificates/6534-5225-7300-0071-8226?print=true>

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