



GLEN HEATON  
exp  
FOR SALE  
0161 706 2054  
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GLEN HEATON

exp<sup>®</sup> UK

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01617 062054

### 3 Hollymount Avenue, Offerton

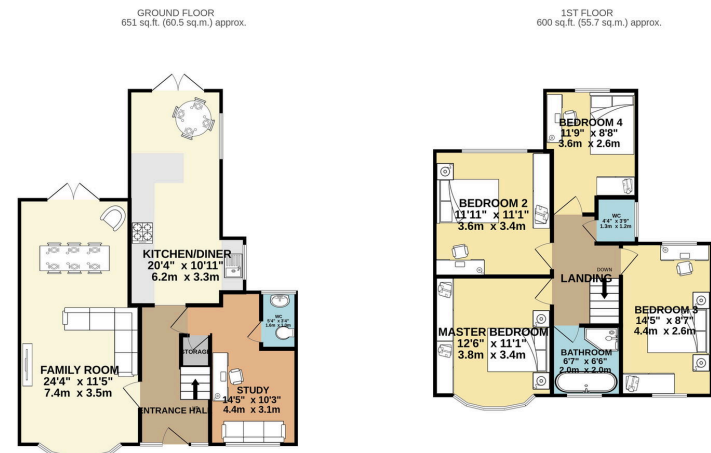
Offers Over £375,000

4 1 2



- Please Quote Ref GH702
- Quiet Cul De Sac
- Off Road Parking
- Open Plan Kitchen Dining Area
- Downstairs Office
- Large Living Room
- Walking Distance To Outstanding local Schools
- Excellent Transport Links
- Downstairs W/C
- Four Double Bedrooms





TOTAL FLOOR AREA: 1251 sq.ft. (116.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and all other areas are approximate and do not constitute a guarantee for any reason, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, appearance and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with MetreX 6/2014

9/10/24 8:54 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																					
3 Hollymount Avenue STOCKPORT M12 7JL	Energy rating: <b>C</b> Valid until: 30 April 2034 Certificate number: 2191-1983-1103-5489-2216																																				
Property type	Semi-detached house																																				
Total floor area	112 square metres																																				
<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/landlords-on-the-regulations-and-exemptions">guidance for landlords on the regulations and exemptions</a> . <a href="https://www.gov.uk/guidance/landlords-on-how-to-improve-property-efficiency-standards/landlord-guidance">https://www.gov.uk/guidance/landlords-on-how-to-improve-property-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																																				
<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></td> <td></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> <tr> <td></td> <td></td> <td>C</td> <td>B</td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G					C	B
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https://find-energy-certificates.service.gov.uk/energy-certificates/2191-1983-1103-5489-2216/print-view

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## Garden Shots To Follow Tomorrow

Open Day Saturday 21st September, Call To book Your Time Slot.

Welcome To Hollymount Avenue, Offerton. An Extended Four Bedroom Semi Detached Home.