



GLEN HEATON

exp[®] UK

@glen.heaton@exp.uk.com

glenheaton.exp.uk.com

01617 062054

Wharfedale Road, Reddish, Stockport, SK5 6HE

Offers Over £280,000

3 1 2

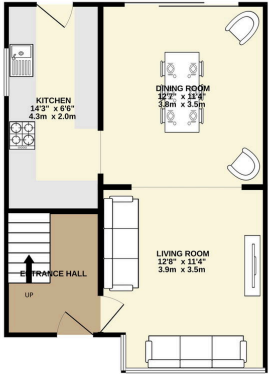


- Please Quote Ref GH702
- Large South Facing Garden
- Walking Distance To Outstanding Primary And Secondary Schools
- New Fitted Kitchen
- Off Road Parking
- Huge Potential To Extend To The Rear
- Two Reception Rooms
- Woodland Walks Close By

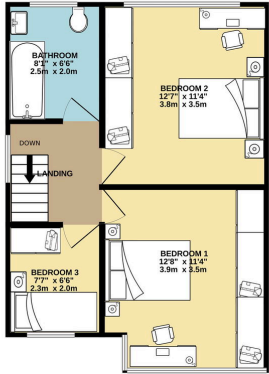




GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq ft. (80.0 sq.m.) approx.
Whilst every attempt 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 error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The architect, agent or advertiser cannot be held responsible and no guarantee as to their accuracy or efficiency can be given.
Made with Metreps 12/20

Open Day Saturday 5th July, Call To Book Your Time Slot.

Welcome To Wharfedale Road , Reddish, A Stunning Three Bedroom Home With Large South Facing Garden , And Walking Distance To Outstanding Local Schools.

Energy performance certificate (EPC)

41 WHARFEDALE ROAD
NORTH REDDISH
STOCKPORT
SAL 9 1HE

Energy rating

D

Valid until

18 April 2031

Certificate number

9915-1001-2204-3229-1209

Property type

Semi-detached house

Total floor area

63 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-standard-landlord-guidance>.

Energy rating and score

This property's energy rating is D. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		