



GLEN HEATON

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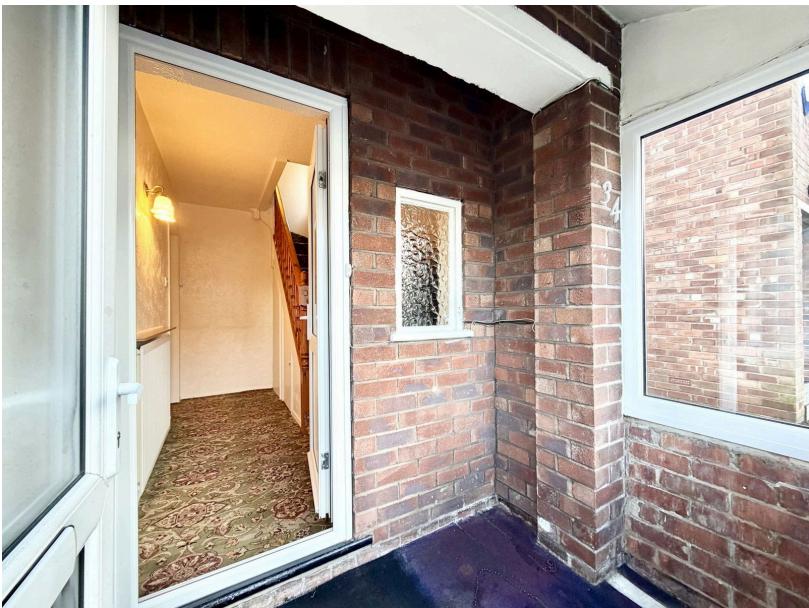
🌐 glenheaton.exp.uk.com

📞 01617 062054

34 The Fairway, Offerton

Offers Over £270,000

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- Please Quote Ref GH702
- Double Detached Garage
- Modern Shower Room
- Off Road Parking
- Woodland Walks On Your Doorstep
- Off Road Parking
- No Chain
- New Boiler 18 Months Old
- Walking Distance To Outstanding Schools
- Extended To The Rear



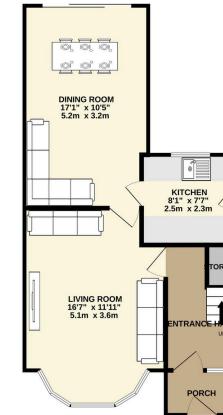


Open Day Saturday 24th January, Call The Office To Book Your Time Slot.

Welcome To The Fairway, Offerton, An Extended Three Bedroom Semi Detached Home With Double Detached Garage Off Road Parking And No Onward Chain.

GROUND FLOOR
500 sq ft. (46.5 sq m.) approx.

1ST FLOOR
485 sq ft. (45.1 sq m.) approx.



TOTAL FLOOR AREA : 985 sq ft. (91.5 sq m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should be used as a guide only. They are not to be relied upon for legal purposes and no warranty can be given for the accuracy of the floorplan. This plan is for illustrative purposes only and should be used as such. Any proposed purchase, sale or rental should be based on an up-to-date survey produced by a qualified surveyor.
Made with Metrum 0.200

| Energy performance certificate (EPC) | | |
|---------------------------------------|---------------------------|---|
| 34 The Fairway OFFERTON ST4 2DR | Energy rating D | Valid until: 6 January 2036 |
| | | Certificate number: 0857-3957-2269-5158-8200 |
| Property type Semi-detached house | | |
| Total floor area 86 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-common-energy-efficiency-standards/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.

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

