



GLEN HEATON
exp
FOR SALE
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GLEN HEATON

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01617 062054

158 Edgeley Road, Edgeley

Guide Price £450,000

4 1 2



- Please Quote Ref GH702
- Loft Conversion
- Cellar Conversion
- Four Double Bedrooms
- Large Rear Garden Not Overlooked
- Off Road Parking For Several Vehicles
- Walking Distance To Outstanding Local Schools
- Excellent Transport Links
- Many Original Period Features Throughout
- Huge Potential FOR An En Suite Bathroom





TOTAL FLOOR AREA: 1805 sq.ft. (167.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with MetreXr C2024

Open Day Saturday 7th September, Call To book Your Time Slot.

Welcome To Edgeley Road, Edgeley, Stockport.

82924_143 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
181, Edgeley Road STOCKPORT SK11 1TT	Energy rating D	Valid until: 12 March 2029 Certificate number: 8731-7327-6070-0331-1996

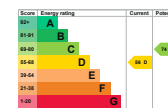
Property type: Semi-detached house
 Total floor area: 99 square metres

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/minimum-energy-efficiency-standards-landlord-guidance)
<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-landlord-guidance>

Energy rating and score

This property's energy rating is D. It has the potential to be C.
[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 50

https://find-energy-certificate.service.gov.uk/energy-certificate/8731-7327-6070-0331-1996?print=true

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