

GLEN HEATON

eXp UK

glen.heaton@exp.uk.com

glenheaton.exp.uk.com

01617 062054

97a Marple Road, Offerton

Offers Over £350,000

3 1 1









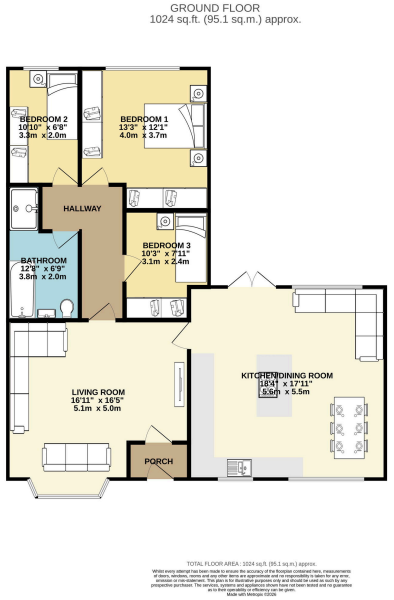
- Off Road Parking
- Large Extended Open Plan Kitchen Dining Area
- Large Bathroom With Walk In Shower
- Excellent Transport Links



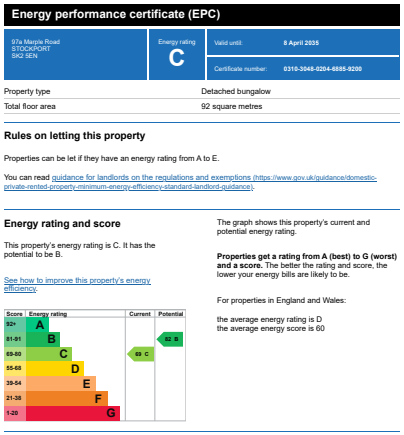








Open Day Saturday 12th December, Call The Office To Book Your Time Slot.
Situated on Marple Road in the popular Offerton area of Stockport, SK2 5EN offers an excellent combination of established residential surroundings, convenient local schooling, green open spaces, everyday shopping and transport connections.
One of the biggest attractions is having several nearby, local supermarkets within easy reach and bus stops virtually on the doorstep. The surrounding neighbourhood features a mixture of established semi-detached and detached homes.



Energy performance certificate (EPC)

97a Marple Road STOCKPORT SK2 5EN	Energy rating **C**	Valid until: 8 April 2035 Certificate number: 0310-3048-0204-6885-9200

Property type	Detached bungalow
Total floor area	92 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 C. 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

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