

GLEN HEATON

eXp UK

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489 Hempshaw Lane, Offerton

Offers Over £220,000

2 1 2









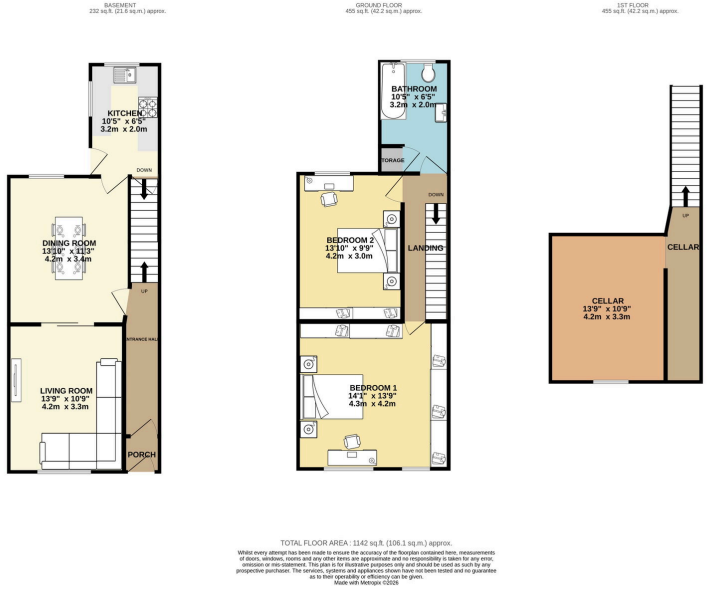
- No Chain
- Two Large Double Bedrooms
- Woodland Walks Close By
- Cellar Chamber Ideal For Conversion
- Spacious Rear Garden
- Outstanding Local Schools Within Walking Distance



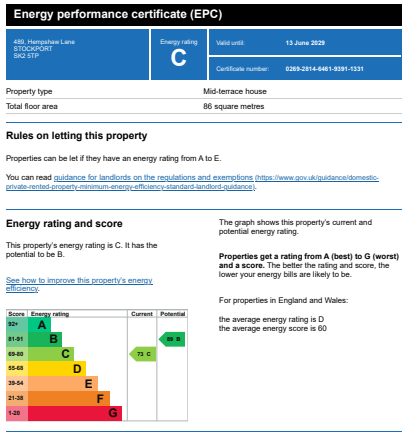








Open Day Saturday 17th October, Call The Office To Book Your Time Slot.
Situated on Hempshaw Lane in Offerton, SK2 5TP offers an excellent combination of established residential surroundings, highly convenient local amenities, schools, green open spaces and transport connections. Positioned close to Heaviley and Stockport town centre, this location is particularly appealing to first-time buyers, young professionals, growing families and commuters.
With several well-regarded schools nearby, local supermarkets, cafés and pubs within easy reach, and convenient connections towards Manchester, the area provides an excellent balance of everyday practicality and suburban living.



Energy performance certificate (EPC)

489, Hempshaw Lane STOCKPORT SK2 5TP	Energy rating **C**	Valid until: 13 June 2029 Certificate number: 0269-2814-6461-9391-1331

Property type	Mid-terrace 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-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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