



GLEN HEATON

exp[®] UK

@glen.heaton@exp.uk.com

glenheaton.exp.uk.com

01617 062054

22 Barfold Close, Offerton

Offers Over £350,000

3 1 2

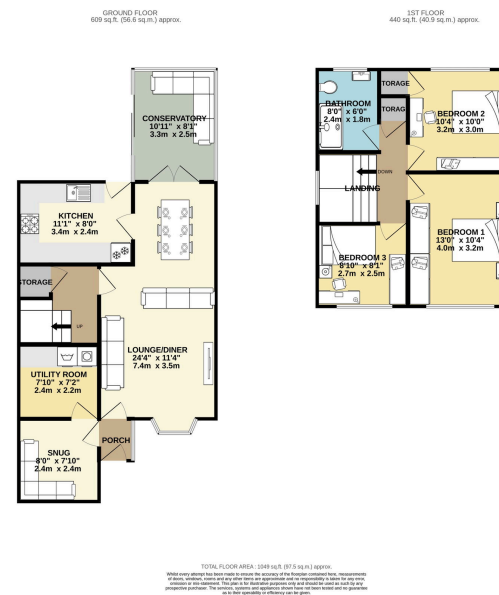


- Stunning Private Landscaped Garden
- Off Road Parking
- Outstanding Local Schools Within Walking Distance
- Three Double Bedrooms
- Quiet Cul De Sac
- Immaculate Condition Throughout
- Woodland Walks Close By
- Excellent Transport Links





Why Buyers Love SK2 5XY - Barfold Close is one of those locations that continues to appeal to buyers because it combines quiet residential living with excellent convenience. Families benefit from several well-regarded schools within walking distance, while commuters have easy access to major road networks and rail services. Green spaces, golf courses, parks and countryside are all close by, yet supermarkets, cafés and shopping facilities are only minutes away. The area offers a genuine community feel and remains one of Offerton's most desirable pockets, making it equally attractive to first-time buyers, young families and those looking to settle in a well-established neighbourhood. SK2 5XY provides an excellent combination of lifestyle, convenience and connectivity—making it a location that consistently attracts strong buyer interest and remains a popular choice within the Stockport property market.



10062026, 1924

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

Energy performance certificate (EPC)		
22 Barfold Close STOCKPORT SK2 5XY	Energy rating C	1965 units 9 August 2018 Certificate number: 2036-1328-0800-0800-0202
Property type	Detached house	
Total floor area	68 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 C. It has the potential to be C.		
See how to improve this property's energy efficiency.		
Score Energy rating 92+ A 81-91 B 69-80 C 55-68 D 35-54 E 21-34 F 1-20 G Current Potential 71 C 79 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		

<https://find-energy-certificate.service.gov.uk/energy-certificate/2036-1328-0800-0800-0202/print/#>

1/5