



GLEN HEATON

exp<sup>®</sup> UK

@glen.heaton@exp.uk.com

glenheaton.exp.uk.com

01617 062054

# 2 Guildford Close, Offerton

£200,000

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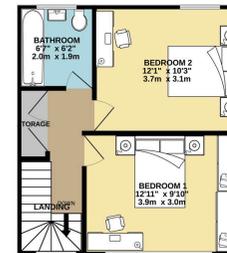
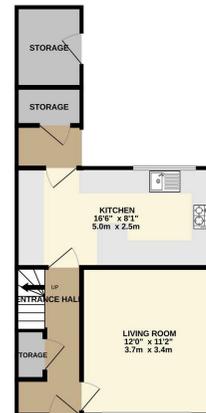
- Please Quote Ref GH702
- Off Road Parking
- Large Rear Garden
- Walking Distance To Outstanding Local Schools
- Quiet Cul De Sac
- Two Double Bedrooms
- Detached Office / Games Room
- Excellent Local Amenities





GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.4 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplans, the measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions. The space for the kitchen, bathroom and any other items are shown as approximate only. The services, systems and materials shown have not been tested and no guarantee as to their quality or efficiency can be given. Marked with copyright ©2022

## Welcome To Guilford Close, Heaviley, A Spacious Two Double Bedroom Mid Terrace Home.

| Energy performance certificate (EPC)   |                   |  |                          |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |    |    |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
|--|-------------------|--|--------------------------|---------|-----------|-----|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|----|----|-------|---|--|--|-------|---|--|--|------|---|--|--|--|--|
| 2, Guilford Close<br>STOCKPORT<br>SK11 7PY   | Energy rating     | Valid until  | 9 June 2023              |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |    |    |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
|  |                   | CardRef number   | 0498-1038-7216-1915-8934 |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |    |    |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| Property type  | Mid-terrace house |  |                          |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |    |    |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| Total floor area   | 74 square metres  |  |                          |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |    |    |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| <b>Rules on letting this property</b>  |                   |  |                          |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |    |    |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| Properties can be let if they have an energy rating from A to E.   |                   |  |                          |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |    |    |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| You can read <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-of-an-energy-performance-certificate">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-of-an-energy-performance-certificate">https://www.gov.uk/guidance/landlords-on-the-requirements-of-an-energy-performance-certificate</a> ).  |                   |  |                          |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |    |    |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| <b>Energy rating and score</b>   |                   |  |                          |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |    |    |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| This property's energy rating is D. It has the potential to be B.  |                   | The graph shows this property's current and potential energy rating.   |                          |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |    |    |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| <a href="#">See how to improve this property's energy efficiency.</a>  |                   | 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. |                          |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |    |    |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>68</td> <td>88</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table> |                   | Score  | Energy rating            | Current | Potential | 92+ | A |  |  | 81-91 | B |  |  | 69-80 | C |  |  | 55-68 | D | 68 | 88 | 39-54 | E |  |  | 21-38 | F |  |  | 1-20 | G |  |  | For properties in England and Wales:<br>the average energy rating is D<br>the average energy score is 60 |  |
| Score  | Energy rating     | Current  | Potential                |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |    |    |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 92+  | A                 |  |                          |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |    |    |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 81-91  | B                 |  |                          |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |    |    |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 69-80  | C                 |  |                          |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |    |    |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 55-68  | D                 | 68   | 88                       |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |    |    |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 39-54  | E                 |  |                          |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |    |    |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 21-38  | F                 |  |                          |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |    |    |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 1-20   | G                 |  |                          |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |    |    |       |   |  |  |       |   |  |  |      |   |  |  |  |  |