



GLEN HEATON
exp
FOR SALE
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GLEN HEATON

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01617 062054

35 Ellwood Road, Offerton

Offers Over £210,000

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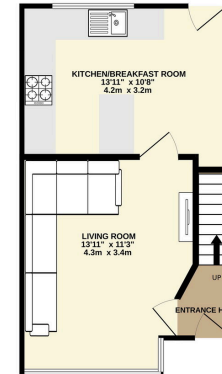
- Walking Distance To Outstanding Local Schools
- Quiet Location
- Excellent Transport Links
- Quiet Location
- Woodland Walks On Your Doorstep
- Immaculate Condition Throughout
- Modern Stylish Bathroom
- Ideal For A First Time Buyer



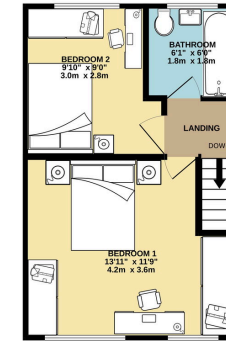


Open Day Saturday 18th April , Call The Office To Book Your Time Slot.
 Welcome to Ellwood Road, Offerton – where charm, comfort, and modern elegance come together to create the perfect happily-ever-after.

GROUND FLOOR
 319 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
 299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 619 sq.ft. (57.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should be used in conjunction with the prospectus. The services, fixtures and fittings shown are for illustrative purposes and no guarantee is given as to their availability or efficiency can be given.
 Plans will be made 0208

Energy performance certificate (EPC)			
15 Ellwood Road STOCKPORT SK6 1RS	Energy rating D	Valid until 8 January 2023	Certificate number: 0380-2401-4290-2107-4371
Property type	Mid-terrace house		
Total floor area	56 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-standards-guidance)			
Energy rating and score		The graph shows this property's current and potential energy rating.	
This property's energy rating is D. It has the potential to be B.		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.	
See how to improve this property's energy efficiency .		For properties in England and Wales: the average energy rating is D the average energy score is 60	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	48 D	67 B
39-54	E		
21-38	F		
1-20	G		