

GLEN HEATON

eXp UK

glen.heaton@exp.uk.com

glenheaton.exp.uk.com

01617 062054

51 Shearwater Road, Offerton

Offers Over £375,000

4 2 2









Situated on Shearwater Road in the popular Bosden Farm area of Offerton, SK2 5UZ offers an excellent combination of established residential surroundings, convenient local schooling, green open spaces and everyday amenities.

With Warren Wood Primary School just a short walk away, local shops and recreational facilities close by, and excellent access towards Hazel Grove, Marple, Stockport town centre and Manchester, the location is particularly attractive to first-time buyers, growing families, young professionals and commuters.

The surrounding neighbourhood offers a pleasant balance of suburban living and everyday convenience, with nearby parks, local shopping and transport connections adding to its appeal.

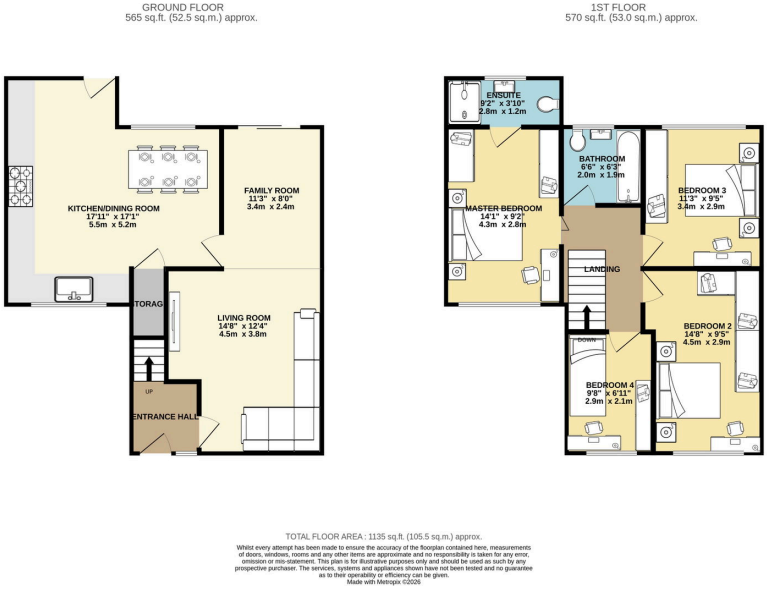
Education
One of the strongest selling points of this location is its excellent choice of nearby schools, particularly for families with younger children.

Primary Schools
Warren Wood Primary School – Ofsted Good – approximately 0.2 miles away, around a 4–5-minute walk.
Dial Park Primary School – Ofsted Good – approximately 0.7 miles away.
St Philip's Catholic Primary School – Ofsted Good – approximately 0.7 miles away.
St Simon's Catholic Primary School – approximately 0.7 miles away.
Torkington Primary School – approximately 0.8 miles away.
Secondary Schools
Marple Hall School – approximately 0.8 miles away, making it particularly convenient for families with older children.
Stockport School – approximately 1.5 miles away.
Hazel Grove High School – another option within the wider area.
The proximity of Warren Wood Primary School, located on nearby Turnstone Road, is a particularly attractive feature for families looking to settle in the area long term. Distances are approximate and may differ from actual walking routes.

Parks & Outdoor Space







- Three Double Bedrooms
- Off Road Parking To Both The Front And Rear
- Walkign Distance To Outstanding Local Schools
- Stunning Open Plan Kitchen Dining Area
- Three Double Bedrooms
- Woodland Walks Close By



Energy performance certificate (EPC)

51, Shearwater Road STOCKPORT SK2 5UZ	Energy rating **D**	Valid until: 7 August 2029 Certificate number: 8611-6028-6690-4278-7906

Property type	Semi-detached house
Total floor area	101 square metres

Rules on letting this property

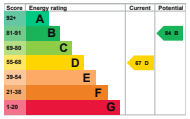
Properties can be let if they have an energy rating from A to E.

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 D. 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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