



GLEN HEATON

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17 Clovelly Road, Offerton

Offers Over £220,000

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- Please Quote Ref GH702
- Off Road Parking
- Rear Conservatory
- Quiet Location
- Woodland Walks On Your Doorstep
- Outstanding Schools Within Walking Distance
- Extended Modern Kitchen
- Two Double Bedrooms





GROUND FLOOR
480 sq ft. (44.6 sq m) approx.

1ST FLOOR
255 sq ft. (23.7 sq m) approx.



TOTAL FLOOR AREA - 735 sq ft (67.8 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the property description, measurements are approximate and given as a guide only. No responsibility is accepted for any inaccuracies, omission or omissions. The dimensions to be illustrated purposes only and should be used as a guide only.
Properties are sold subject to contract.
Please visit www.moneysupermarket.com for further information.

Open Day Saturday 30th August, Call To Book Your Time Slot.

Welcome To Clovelly Road , Offerton, An Extended Two Double Bedroom Semi Detached Home With Off Road Parking.

Energy performance certificate (EPC)		
17, Clovelly Road, OFFERTON, ST4 5AZ	Energy rating	Valid until:
	D	1 August 2026
	Certificate number:	0088-0021-729-2626-4924
Property type	Semi-detached house	
Total floor area	60 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-and-licensing) (<https://www.gov.uk/guidance/domestic-private-rented-property-common-energy-efficiency-standards-and-licensing>).

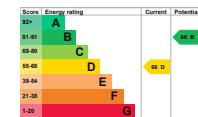
Energy rating and score

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.

The graph shows this property's current and potential energy rating.



For properties in England and Wales:

the average energy rating is D

the average energy score is 60