



GLEN HEATON

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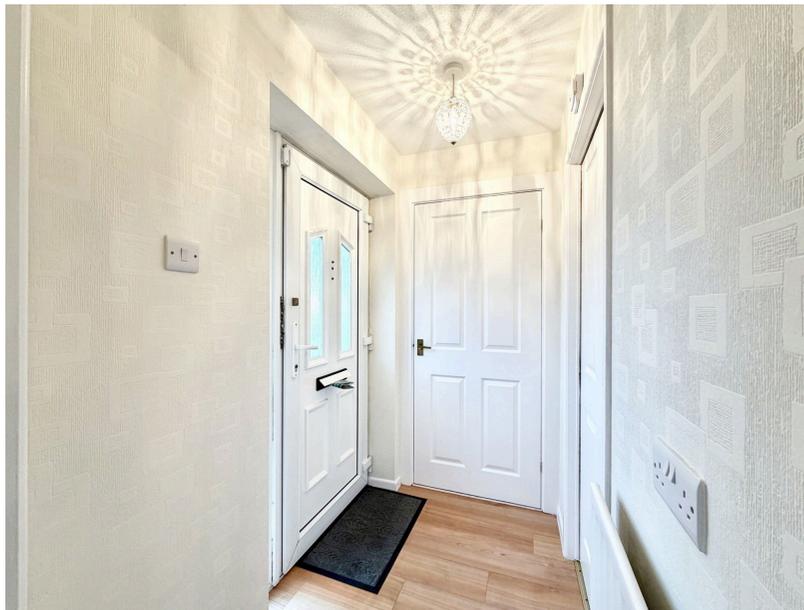
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01617 062054

# 66 Maypool Drive, Reddish

Offers Over £150,000

2 1 1



- Please Quote Ref GH702
- 70% Shared Ownership
- Quiet Cul De Sac
- No Onward Chain
- Immaculate Condition Throughout
- Walking Distance To Local Amentiiies
- Excellent Local Transport Links
- Modern Shower Room





GROUND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 511 sq.ft. (47.5 sq.m.) approx.  
We warrant that the information contained in this document is true and correct to the best of our knowledge and belief at the time of preparation. The information contained in this document is for general information only and does not constitute an offer of any financial product or service. It is not intended to be relied upon for any specific purpose. The information contained in this document is for general information only and does not constitute an offer of any financial product or service. It is not intended to be relied upon for any specific purpose.

Open Day Saturday 28th February, Call The Office To Book Your Time Slot.

Welcome To Maypool Drive, Reddish, A Two Bedroom Semi Detached Shared Ownership Bungalow, In Move In Condition And No Onward Chain.

| Energy performance certificate (EPC)   |                           |  |  |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
|--|---------------------------|--|--|---------|-----------|-----|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|------|---|--|--|--|--|
| 66 Maypool Drive<br>STOCKPORT<br>SK6 7JZ   | Energy rating<br><b>C</b> | Valid until<br>12 August 2038  | Certificate number<br>6977-2817-7387-2598-5271 |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| Property type  | Semi-detached bungalow    |  |  |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| Total floor area   | 50 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="#">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-tenants-landlord-property-energy-efficiency-standards-qualifying">https://www.gov.uk/guidance/domestic-tenants-landlord-property-energy-efficiency-standards-qualifying</a> ).   |                           |  |  |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| <b>Energy rating and score</b>   |                           |  |  |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| This property's energy rating is C. It has the potential to be B.  |                           | The graph shows this property's current and potential energy rating.   |  |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| See <a href="#">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></td> <td></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 |  |  | 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                         |  |  |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 39-54  | E                         |  |  |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 21-38  | F                         |  |  |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 1-20   | G                         |  |  |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |