

GLEN HEATON

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24a Maple Close, Heaviley

Offers Over £260,000

2 1 2









- Quiet Cul De Sac
- Off Road Parking
- Two Double Bedrooms
- Walking Distance To Davenport Train Station
- Immaculate Condition Throughout
- Rear Conservatory



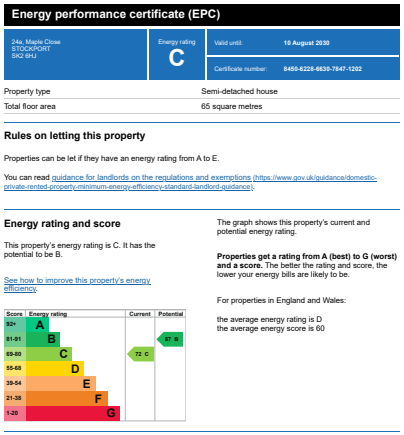








Open Day Saturday 31st October, Please Call The Office To Book Your Time Slot.
Situated on Maple Close in the popular Offerton and Heaviley area of Stockport, SK2 6HJ offers an excellent combination of residential surroundings, highly convenient schools, local amenities, green spaces and commuter connections.
With Stockport School, Stockport Grammar School, Davenport railway station and the A6 corridor all within easy reach, this location is particularly appealing to first-time buyers, young professionals, growing families and commuters looking for a well-connected home close to Stockport town centre.



Energy performance certificate (EPC)

24a, Maple Close STOCKPORT SK2 6HJ	Energy rating **C**	Valid until: **10 August 2030** Certificate number: **8450-6228-6630-7647-1202**

Property type	Semi-detached house
Total floor area	65 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 C. 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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