



GLEN HEATON

exp[®] UK

@glen.heaton@exp.uk.com

glenheaton.exp.uk.com

01617 062054

Upper Brook Street, Stockport, SK1 3BW

Offers Over £190,000

🛏 2 🚿 1 🚗 1



Life in Central Stockport

Lifestyle & Location

Situated on Upper Brook Street, SK1 3BW occupies a highly convenient position between Stockport town centre, Hillgate and the surrounding residential neighbourhoods.

The location is particularly well suited to first-time buyers, professionals and commuters who want shops, schools, green spaces and major transport links within easy reach. Stockport Railway Station is approximately half a mile away, while the historic Market Place, Underbanks and the town centre's growing food and social scene can all be reached on foot.

Stockport has undergone considerable regeneration in recent years, with the town centre now combining established shopping facilities with independent cafés, restaurants, bars, markets and leisure venues. The area offers the convenience of town-centre living while remaining close to attractive parks and riverside walking routes.

Education

St Thomas' Church of England Primary School

St Thomas' Church of England Primary School is approximately 0.3 miles away, equating to around a six-minute walk.

The school's latest graded Ofsted inspection judged it Requires Improvement overall. Behaviour and attitudes, personal development and early-years provision were rated Good.

St Joseph's Stockport Catholic Primary School

St Joseph's Stockport Catholic Primary School is also approximately 0.3 miles away, around a six to eight-minute walk depending on the route.

Its central location offers families another primary education option within convenient walking distance.

Vernon Park Primary School

Vernon Park Primary School is approximately 0.3 to 0.4 miles from the postcode, representing a walk of around seven to ten minutes.





- Walking Distance To Stockport Train Station
- Immaculate Condition
- Superb Transport Links
- Quiet Location
- Excellent Local Amenities
- Schools Close By

Energy performance certificate (EPC)

13, Upper Brook Street STOCKPORT SAL 5SW	Energy rating F	Valid until 19 September 2023
		Certificate number: 2308-3082-7251-6608-4079

Property type
Mid-terrace house

Total floor area
76 square metres

Rules on letting this property

!

You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<http://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. 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

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		

Current

Potential

eXp World UK Ltd is a registered company at Corporation Service Company (UK) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU. Registered company number is 12016573. VAT Registration Number is 327 4120 29