



GLEN HEATON

exp®
uk

@ glen.heaton@exp.uk.com

🌐 glenheaton.exp.uk.com

📞 01617 062054

63 Forbes Road, Offerton

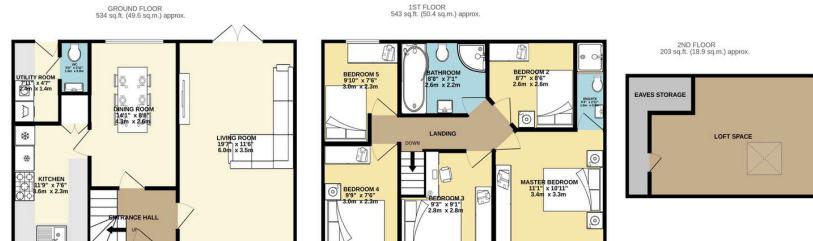
Offers Over £350,000

 5  2  2



- Please Quote Ref GH702
- No Chain
- Re Decorated Throughout
- Brand New Flooring Throughout
- Modern Fitted Kitchen
- Downstairs W/C
- Off Road Parking For Several Vehicles
- Separate Utility Room
- Under Floor Heating In The Kitchen , Utility Area And W/C
- Woodland Walks On Your Doorstep





TOTAL FLOOR AREA: 1281 sq.ft. (119.0 sq.m.) approx.
 While every care has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other items have not necessarily been taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Houseplan 2020.

Open Day Saturday 17th January, Call The Office To Book Your Time Slot.

Welcome To Forbes Road, A Five Bedroom Two Bathroom Corner Plot Family Home In Immaculate , With Large Rear Garden Off Road Parking And No Onward Chain.

11/24/25, 9:43 AM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)		
63 Forbes Road E14 5HU UK SK1 4HQ	Energy rating D	Valid until: 12 November 2023
Property type Semi-detached house	Certificate number: 9308-3932-2209-0377-F200	
Total floor area 102 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) at <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard/landlord/guidance>.

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

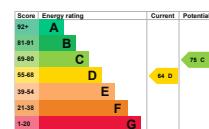
This property's energy rating is D. It has the potential to be C.

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/9308-3932-2209-0377-1200/print#tab>

15