


GLEN HEATON

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# 116 Hempshaw Lane, Offerton

Offers Over £200,000

2 1 1









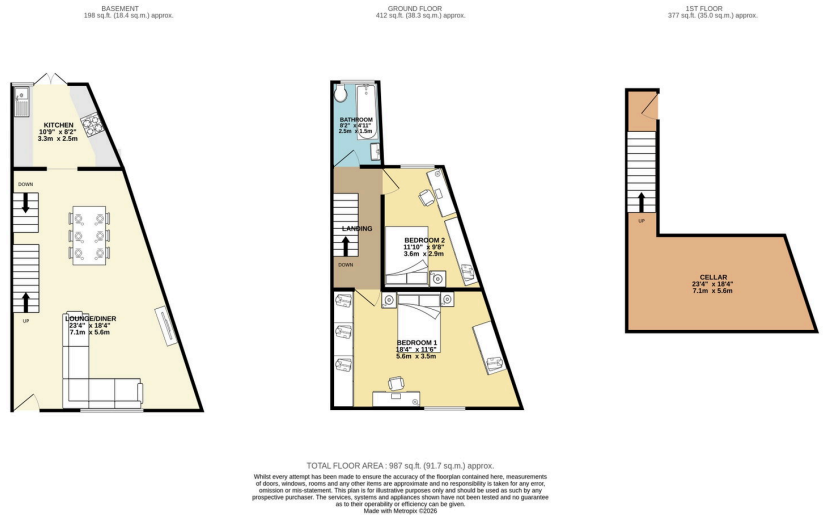
- Immaculate Condition Throughout
- Two Double Bedrooms
- Walking Distance To Outstanding Local Schools
- Walking Distance To Stockport Train Station



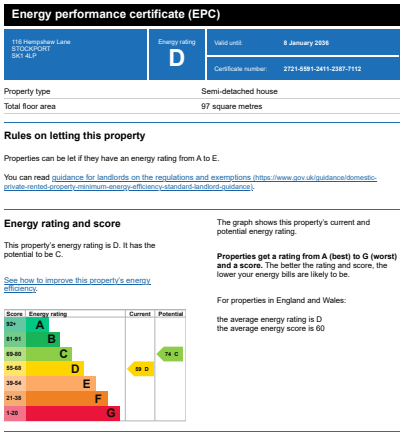









Open Day Saturday 5th December, Call The Office To Book Your Time Slot.
Situated on Hempshaw Lane in the established Heaviley area of Stockport, SK1 4LP offers an excellent combination of convenient local schooling, everyday shopping, green open spaces and strong transport connections.
Positioned close to Stockport town centre, Higher Hillgate and the A6, the location is particularly appealing to first-time buyers, growing families, young professionals and commuters looking for a well-connected home with everything needed for everyday life close at hand.
One of the biggest attractions is having Banks Lane Infant and Junior Schools within approximately 0.2 miles, Stockport railway station around 0.7 miles away and local shopping facilities within a short walk.



**Energy performance certificate (EPC)**

| | | |
|---|---|---|
| 116 Hempshaw Lane<br>STOCKPORT<br>SK1 4LP | Energy rating<br>**D** | Valid until: 8 January 2036<br>Certificate number: 2721-5591-2411-2387-7112 |

| | |
|---|---|
| Property type | Semi-detached house |
| Total floor area | 97 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 D. It has the potential to be C.

See how to improve this property's energy efficiency.

| Score | Energy rating | Current | Potential |
|---|---|---|---|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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