



GLEN HEATON

exp[®] UK

@glen.heaton@exp.uk.com

glenheaton.exp.uk.com

01617 062054

Flat 2, Red Lodge, 23, Buxton Road West, Disley

Guide Price £350,000

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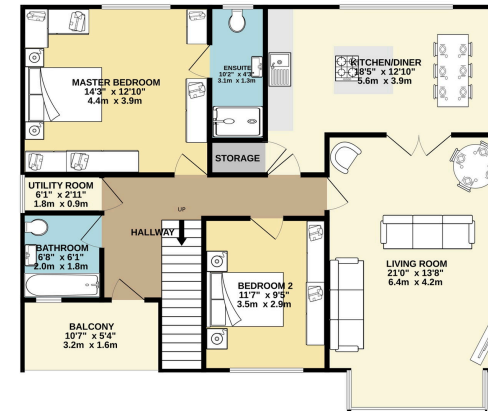






Set close to the Disley and High Lane border, SK12 2LY offers a fantastic mix of countryside living and everyday convenience. This is an attractive location for families, professionals and commuters who want easy access to Stockport and Manchester while having Lyme Park, the Peak District and miles of countryside almost on the doorstep. The wider SK12 2 area covers Disley and adjoining parts of High Lane.

GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA: 1055 sq.ft. (98.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements should always be taken on site. The floorplan is provided as a guide only and is not intended to be used for any other purpose. The floorplan is provided as a guide only and is not intended to be used for any other purpose.

Energy performance certificate (EPC)

2 The Pines

17, Burton Road West

Disley

STOCKPORT

SK12 2LY

Energy rating

C

Valid until

27 November 2025

Property type

Ground-floor flat

Certificate number

8852-8654-8629-8627-2865

Total floor area

76 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-rental-property-minimum-energy-efficiency-standard-guidance) <https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standard-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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		