



GLEN HEATON

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01617 062054

12 Havergate Walks, Offerton

£220,000

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- Quiet Location
- New Modern Fitted Kitchen
- New Bathroom
- New Carpets
- Recently Re Decorated
- No Onwards Chain
- Walking Distance To Outstanding Local Schools
- Excellent Transport Links

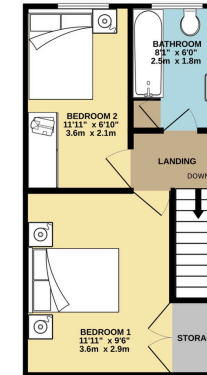
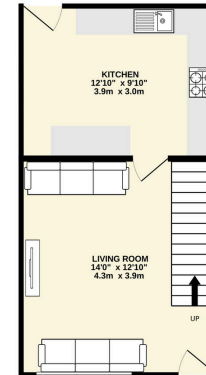




Open Day Saturday 20th June, Call The Office To Book Your Time Slot.
 Welcome to Havergate Walks , Offerton, An Immaculate two bed terrace home with no onward chain.

GROUND FLOOR
 306 sq.ft. (28.4 sq.m.) approx.

1ST FLOOR
 306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 612 sq.ft. (56.9 sq.m.) approx.
 When every attempt has been made to ensure the accuracy of the foregoing information, measurement of items, variation, errors and any other items are agreed and no responsibility is taken for any errors, omissions or misstatements. This plan is for general purposes only and should be used as a guide only. Prospective purchasers: The services, systems and materials shown may not be exact and no guarantee is given as to their availability or efficiency can be given.
 Made with software: 5/2020

Energy performance certificate (EPC)																																		
12 Havergate Walks STOCKPORT S10 5LJ	Energy rating C	Valid until: 1 March 2035 Certificate number: 3535-7322-8409-8655-7222																																
Property type	End-terrace house																																	
Total floor area	55 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-landlords-energy-efficiency-standards-guidance).																																		
Energy rating and score																																		
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency .		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.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>← C</td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	← C		55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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