



GLEN HEATON

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01617 062054

3 Herbert Close , Offerton

Offers Over £230,000

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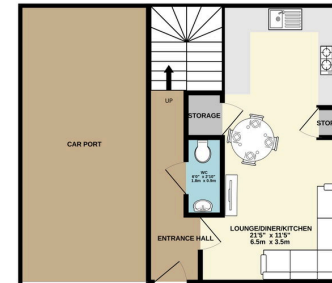


- Quiet Cul De Sac
- Off Road Parking
- Rooftop Garden
- New Fitted Modern Kitchen
- New Bathroom
- Still Under Guarantee
- Walking Distance To Outstanding Local Schools
- Downstairs W/C

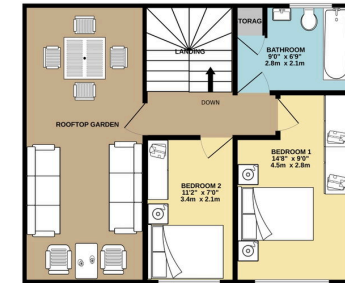




GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA - 1089 sq.ft. (101.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of blocks, windows, rooms and any other items are approximate and no responsibility is 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 Merge3D CAD.

Open Day Saturday 6th June, Call The Office To Book Your Time Slot
Welcome To Herbert Close, Offerton, An Immaculate Two Double Bedroom New Build Home With Off Road Parking And Rooftop Garden.

Energy performance certificate (EPC)																																		
3 Herbert Close Offerton Stockport SK7 9JZ	Energy rating B	Valid until: 9 May 2034 Certificate number: 4834-7735-1000-0975-7298																																
Property type: Semi-detached house Total floor area: 66 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-standards-guidance).																																		
Energy rating and score This property's energy rating is B. It has the potential to be A. 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																																
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