

GLEN HEATON

eXp UK

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126 Lunedale Green, Offerton

Offers Over £210,000

3 1 2









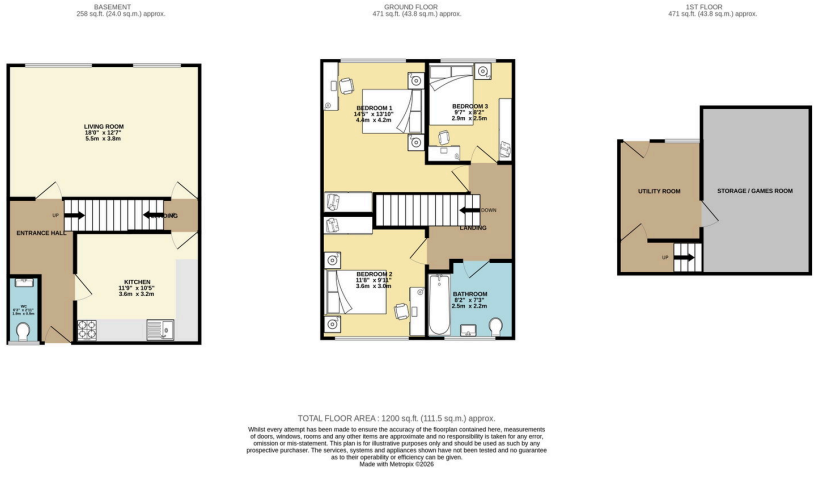
- No Chain
- Three Double Bedrooms
- Imaculate Condition Throughout
- Walking Distance To Outstanding Local Schools
- Woodlands Walks Close By
- Potential For A Fourth Bedroom



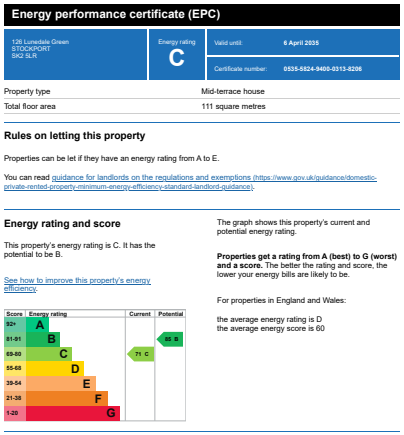








Open Day Saturday 21st November, Call The Office To Book Your Time Slot.
Situated on Shearwater Road in the popular Bosden Farm area of Offerton, SK2 5UZ offers an excellent combination of established residential surroundings, convenient local schooling, green open spaces and everyday amenities.
With Warren Wood Primary School just a short walk away, local shops and recreational facilities close by, and excellent access towards Hazel Grove, Marple, Stockport town centre and Manchester, the location is particularly attractive to first-time buyers, growing families, young professionals and commuters.
The surrounding neighbourhood offers a pleasant balance of suburban living and everyday convenience, with nearby parks, local shopping and transport connections adding to its appeal.



Energy performance certificate (EPC)

126 Lumedale Green STOCKPORT SK2 5LR	Energy rating **C**	Valid until: **6 April 2035** Certificate number: **0535-5824-9400-0313-8206**

Property type	Mid-terrace house
Total floor area	111 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 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

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