



GLEN HEATON

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# 9 Curzon Road, Offerton

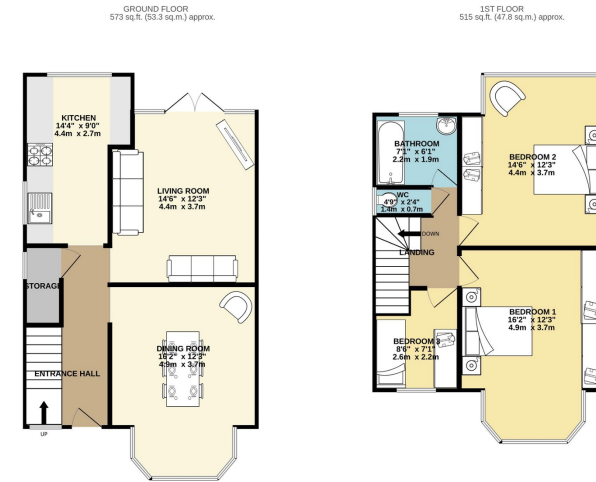
Offers Over £350,000

3 1 2



- Please Quote Ref GH702
- Off Road Parking
- Quiet Location
- Large bedrooms
- Outstanding Schools Within Walking Distance
- Huge Potential To Extend To Both The Side And Rear
- Detached Garage
- Spacious Garden
- Woodland Walks And Parks Within Walking Distance
- Excellent Local Amenities





TOTAL FLOOR AREA: 1088 sq.ft. (101.3 sq.m.) approx.  
 \*While every effort has been made to ensure the accuracy of the floorplans, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floor plan for the proposed property only and should not be used for any prospective purchase. The services, fixtures and fittings shown have not been tested and not guaranteed. Make all enquiries 0204...

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

|  |                           |  |
|--|---------------------------|--|
| 5, Curzon Road<br>3103 0SP<br>3102 5DP | Energy rating<br><b>D</b> | Valid until<br>30 September 2024               |
|  |                           | Certificate number<br>0551-0830-6015-0674-3115 |

Property type: Semi-detached house  
 Total floor area: 105 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-letted-property-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-letted-property-energy-efficiency-standards-landlord-guidance>)

**Energy rating and score**

This property's energy rating is D. 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 |
|--------|---------------|---------|-----------|
| 91-101 | A             |         | 65-81     |
| 81-90  | B             |         |           |
| 69-80  | C             |         |           |
| 55-68  | D             | 55-68   |           |
| 39-54  | E             |         |           |
| 13-38  | F             |         |           |
| 1-12   | G             |         |           |

<https://find-an-energy-certificate.gov.uk/energy-certificate/0551-0830-6015-0674-3115/enr/true>

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Open Day Saturday 25th May Call To book Your Time Slot.

Welcome To Curzon Road, Offerton, A Spacious Three Bedroom, Period, Bay Fronted, Semi Detached Home.