



GLEN HEATON

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41 Curzon Road, Offerton

Offers Over £260,000

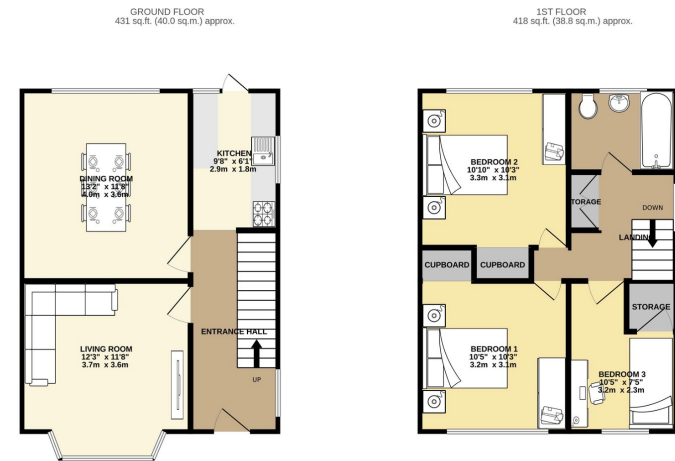
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- Please Quote Ref GH702
- Quiet Location
- Potential For Off Road Parking
- Three Double Bedrooms
- Brand New Carpets
- Recently Re Decorated Throughout
- Walking Distance To Outstanding local Schools
- Woodland Walks Close By





TOTAL FLOOR AREA: 848 sq ft. (78.8 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, fixtures and fittings shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with MetreX 6/20/14

Welcome To Curzon Road, Offerton. A Superb Three Bedroom Semi Detached Home.

6/12/24, 3:15 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
41, Curzon Road STODPORT SK9 5DF	Energy rating <b>C</b>	Valid until: 14 September 2028 Certificate number: 6138-7921-1103-4185-2992
Property type	Semi-detached house	
Total floor area	82 square metres	

**Rules on letting this property**

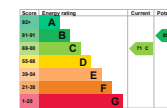
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/how-to-let-a-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/how-to-let-a-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 50

<https://find-energy-certificates.service.gov.uk/energy-certificates/138-7921-1103-4185-2992/print#view>

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