



GLEN HEATON

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41 Minsmere Walks, Offerton

Offers Over £260,000

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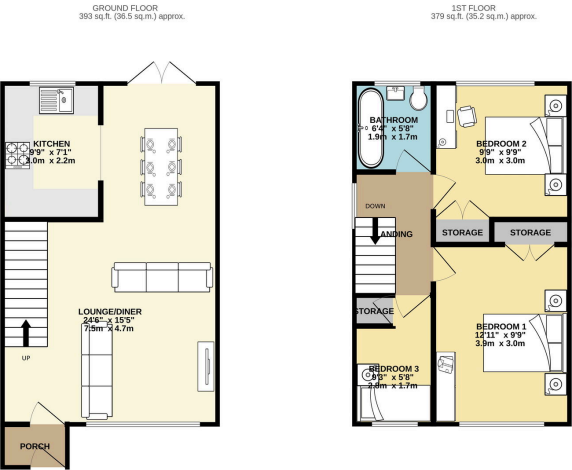


- Please Quote Ref GH702
- Quiet Location
- Off Road Parking
- Open Plan Living Dining Area
- Spacious Rear Garden
- Spacious Front Garden
- Walking Distance To Outstanding Local Schools
- Walking Distance To Local Shops





Welcome To Minsmere Walks, Offerton. A Superb Three Bedroom Semi Detached Home.



TOTAL FLOOR AREA: 772 sq ft (71.7 sq m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing information, measurements of actual contents, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The contents, fixtures and fittings shown have not been tested and no guarantee is made as to their quantity or efficiency can be given.
Made with SketchUp 2022

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

Energy performance certificate (EPC)

41, Minsmere Walks
STOCKPORT
S10 5JT

Energy rating

C

Valid until

13 January 2028

Certificate number

9548-3077-7229-3095-0944

Property type

Semi-detached house

Total floor area

67 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-rental-property-minimum-energy-efficiency-standard-landlord-guidance) <https://www.gov.uk/guidance/domestic-private-rental-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.](#)

Score | Energy rating

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

Current

Potential

82 C

88 B

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9548-3077-7229-3095-0944?print=true>

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