



GLEN HEATON

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41 Minsmere Walks, Offerton

Offers Over £260,000

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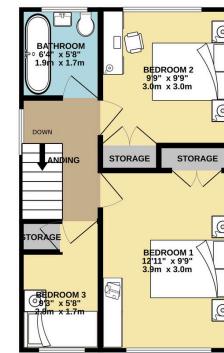
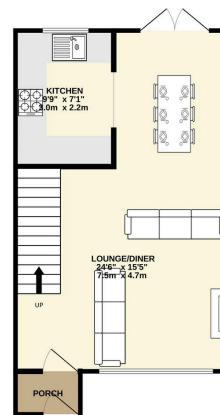
- Please Quote Ref GH702
- Quiet Location
- Off Road Parking
- Open Plan Living Dining Area
- Spacious Rear Garden
- Spacious Front Garden
- Walking Distance To Outstanding Local Schools
- Walking Distance To Local Shops





GROUND FLOOR
393 sq ft. (36.5 sq.m.) approx.

1ST FLOOR
379 sq ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq ft. (71.7 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms and other areas are approximate only. The floorplans are for illustrative purposes only and should be used as such by any prospective purchaser. The floorplans are not to scale and should not be used for any other purpose than to give an indication of room layout and approximate area.

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

1/1925, 9:44 AM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)		
41, Minsmere Walks OFFERTON SK10 5JF	Energy rating C	Valid until: 13 January 2026
		Certificate number: 9548-3077-7289-3906-8944
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-rented-property-common-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-common-energy-efficiency-standards-guidance>).

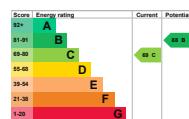
Energy rating and score

This property's energy rating is C. It has the potential to be 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.

See how to improve this property's energy efficiency.



For properties in England and Wales:

the average energy rating is D
the average energy score is 60