



GLEN HEATON

exp[®] UK

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01617 062054

41 Woodsmoor Lane, Woodsmoor
Offers Over £425,000

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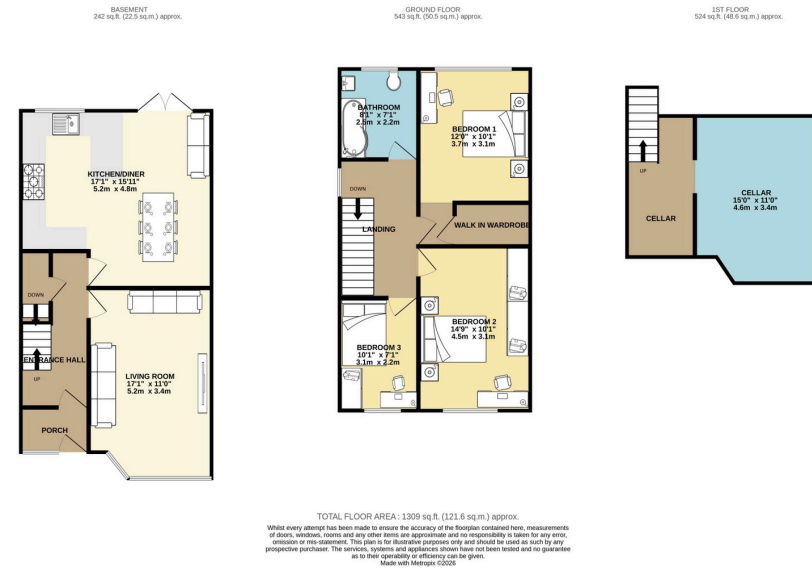


- Off Road Parking
- Open Plan Kitchen Dining Area
- Walking Distance To Outstanding Local Schools
- Walking Distance To Woodsmoor Train Station
- Potential To Convert The Loft Area
- Spacious Rear Garden





Open Day Saturday 27th June, Call The Office To Book Your Time Slot.
 Welcome To Woodsmoor Lane, Woodsmoor , A Stunning Three Bedroom Period Semi Detached Home, Within Walking Distance Of Woodsmoor Train Station.



Energy performance certificate (EPC)																																			
41 Woodsmoor Lane STOCKPORT SK7 7JZ	Energy rating D	Valid until 30 November 2032	Certificate number 3915-6112-3002-6025-1662																																
Property type	Semi-detached house																																		
Total floor area	131 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-landlords-energy-efficiency-standards-guidance).																																			
Energy rating and score		The graph shows this property's current and potential energy rating.																																	
This property's energy rating is D. It has the potential to be B.		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																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>42</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>				Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	42		39-54	E			21-38	F			1-20	G		
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