GLEN HEATON

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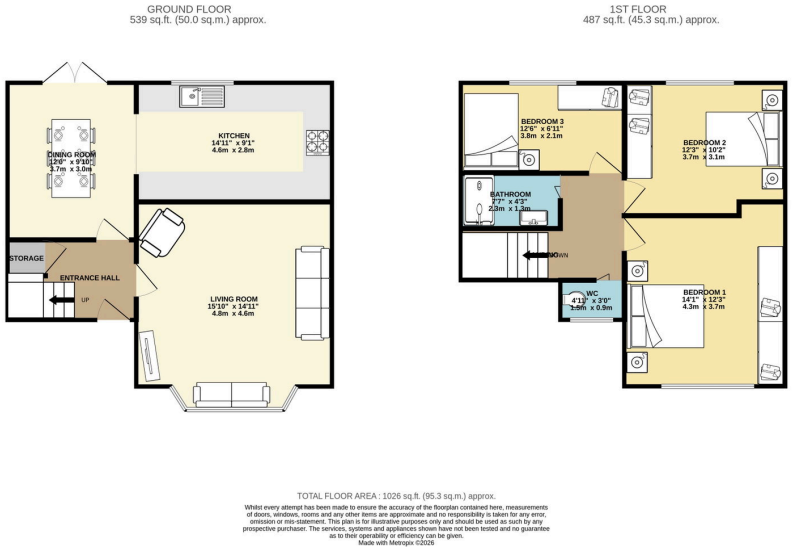
Western Circle, Burnage, Manchester, M19 1HH

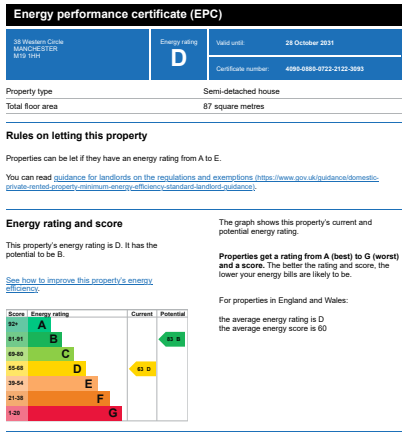
Offers Over £300,000

3 2 2

- Quiet Cul De Sac
- Off Road Parking
- Three Double Bedrooms
- Spacious Rear Garden
- Walking Distance To Outstanding Local Schools
- Excellent Transport Links



Open Day Saturday 11th July, Call The Office To Book Your Time Slot.
Welcome To Western Circle, Burnage, A Spacious Three Double Bedroom Semi Detached Home Located In A Quiet Cul De Sac And Off Road Parking For Several Vehicles.



Energy performance certificate (EPC)

38 Western Circle MANCHESTER M19 1HH	Energy rating D	Valid until:	28 October 2031
		Certificate number:	4090-0880-0722-2122-3093

Property type	Semi-detached house
Total floor area	87 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-minimum-energy-efficiency-standard-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
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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