

JULIAN WADDEN



22 Kensington Close Heaton Moor



Guide price £299,950
 Square Footage: 774
 Council Tax Band: C
 Tenure: Leasehold
 Service Charge:TBC
 Sat Nav Directions: SK4 4SB

A stunning, well presented, semi-detached family home situated in the much sought after Heaton Manor development. Less than 3 years old, this high specification property is located close to excellent local schools and transport links with the train station just a short stroll away and fashionable Heaton Moor village also within walking distance. In brief the stylish accommodation comprises; entrance hallway with WC off, a spacious living room with bay window and a modern kitchen diner offering ample space for free standing dining furniture and French doors to the enclosed rear gardens. To the first floor there are three well-proportioned bedrooms, the master benefitting from ensuite shower facilities and a family bathroom providing a white three piece suite. Externally, a double width driveway provides off road parking for two vehicles to the front. Whilst to the rear a substantial garden is found. Enclosed to all sides, this private area boasts a grass lawn and a patio area, ideal for a table and chairs. A wonderful family home offering modern living in a convenient Heaton Moor location.

Energy Performance Certificate HM Government

22, Kensington Close, STOCKPORT, SK4 4SB
 Dwelling type: End terrace house Reference number: 0920-3881-7599-9955-8325
 Date of assessment: 19 January 2015 Type of assessment: SAP new dwelling
 Date of certificate: 19 January 2015 Total floor area: 78 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,128
Over 3 years you could save	£ 261

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	
Heating	£ 681 over 3 years	£ 487 over 3 years	You could save £ 261 over 3 years
Hot Water	£ 300 over 3 years	£ 33 over 3 years	
Totals	£ 1,128	£ 867	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

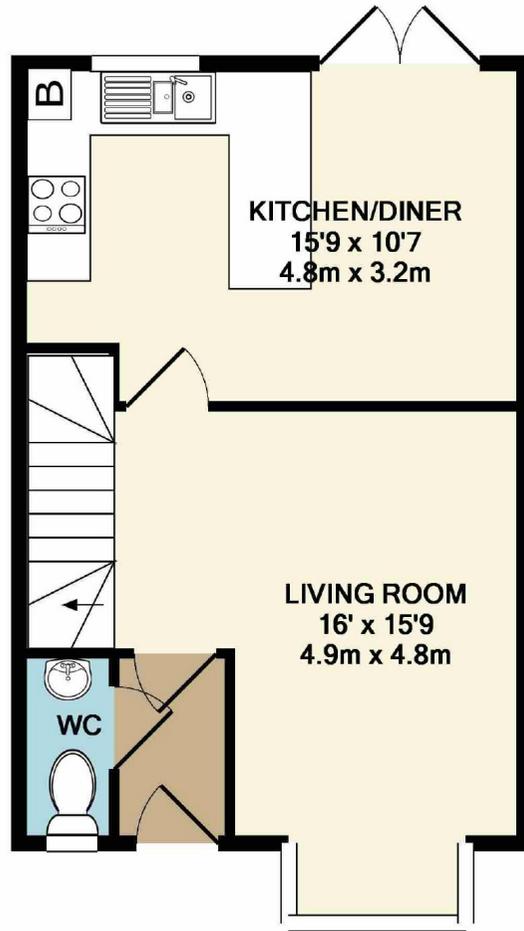
Current	Potential
30	33

Actions you can take to save money and make your home more efficient

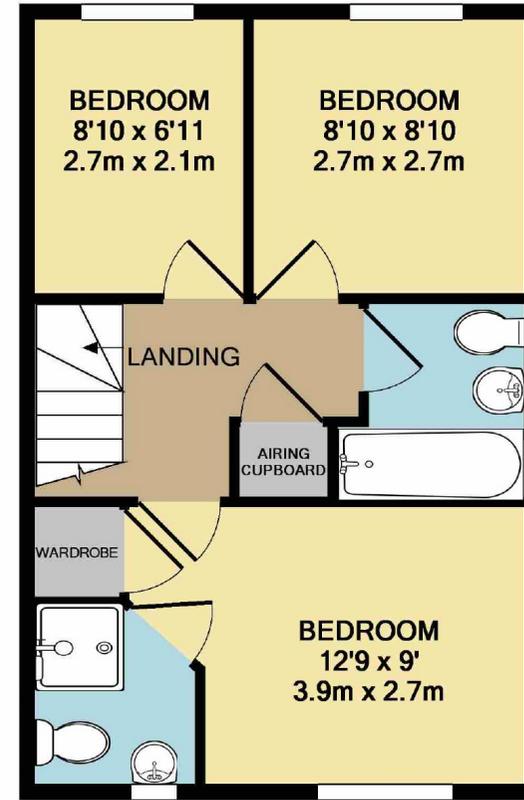
Recommended measures	Indicative cost	Typical savings over 3 years
1. Solar water heating	-4,000 - 6,000	£ 132
2. Solar photovoltaic panels, 2.5 kWp	-6,000 - 8,000	£ 732

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GROUND FLOOR
APPROX. FLOOR
AREA 394 SQ.FT.
(36.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 774 SQ.FT. (71.9 SQ.M.)
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Heaton Moor Branch
14 Moorside Road, Heaton Moor, Stockport, Cheshire, SK4 4DT | 0161 432 1115
theheatons@julianwadden.co.uk | www.julianwadden.co.uk

Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.