

**JULIAN  
WADDEN**







29 Kingston Grove  
Heaton Moor  
Guide price £395,000



Square Footage: 1241  
Council Tax Band: E  
Tenure: Leasehold  
Service Charge:50 PA  
Sat Nav Directions: SK4 4SF

Only two years old is this stunning four bedroom detached family home on the highly sought after Heaton Manor development. Occupying a substantial plot which is not over looked to the front, this wonderful property in brief comprises: Inviting entrance hallway with WC off, 14ft lounge opening into a substantial dining kitchen boasting contemporary wall and base units and ample space for a large table and chairs. A utility room and useful integral garage are also found. To the first floor are four well-proportioned bedrooms, the master benefitting from an en-suite shower room and a family bathroom. Externally; off road parking and formal gardens are found to the front, whilst the rear boasts a generous sized lawn and patio area. well located for local schools, transport links and other amenities, this superb family home is not to be missed and must be viewed to fully appreciate.



Energy Performance Certificate

29 Kingston Grove, STOCKPORT, SK4 4SF

Dwelling type: Detached house

Reference number: 9838-7985-7312-2705-4980

Date of assessment: 17 December 2015

Type of assessment: SAP, new dwelling

Date of certificate: 21 December 2015

Total floor area: 108 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:

£ 1,575

Over 3 years you could save

£ 138

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 207 over 3 years	
Heating	£ 1,041 over 3 years	£ 1,050 over 3 years	
Hot Water	£ 327 over 3 years	£ 180 over 3 years	
Totals	£ 1,575	£ 1,437	<div>You could save £ 138 over 3 years</div>

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

Very energy efficient - Green (rating 91-100)

Energy efficient - Blue (rating 81-90)

Decent - Yellow (rating 69-80)

Needs improvement - Orange (rating 55-68)

Not energy efficient - Red (rating 39-54)

Very poor - Dark red (rating 13-38)

Current

Potential

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.

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

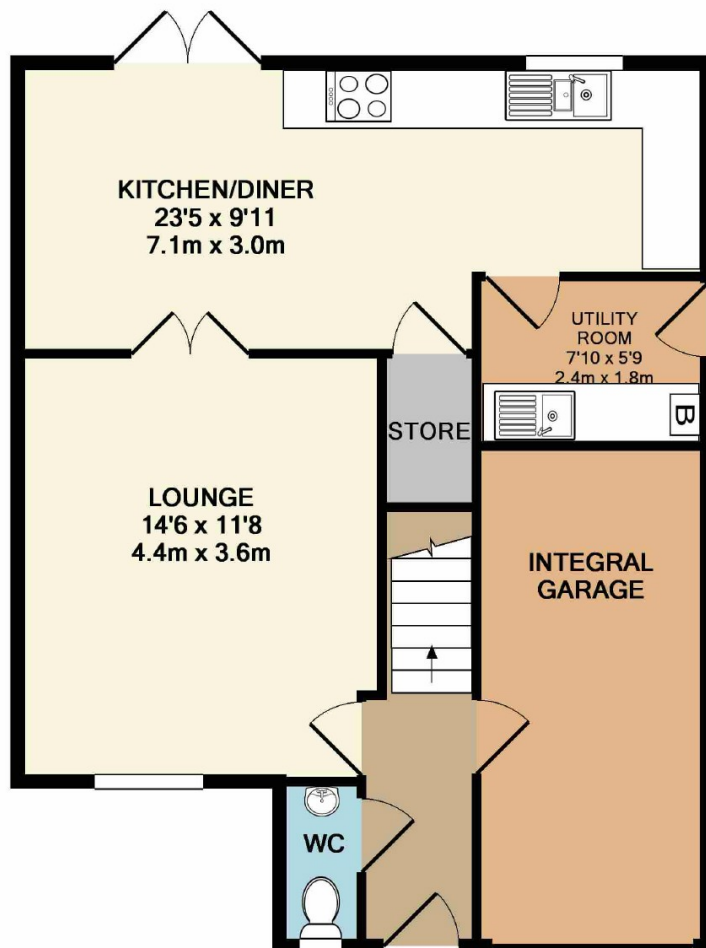
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	-4,000 - 6,000	£ 138
2 Solar photovoltaic panels, 2.5 kWp	5,000 - 8,000	£ 741

Page 1 of 4

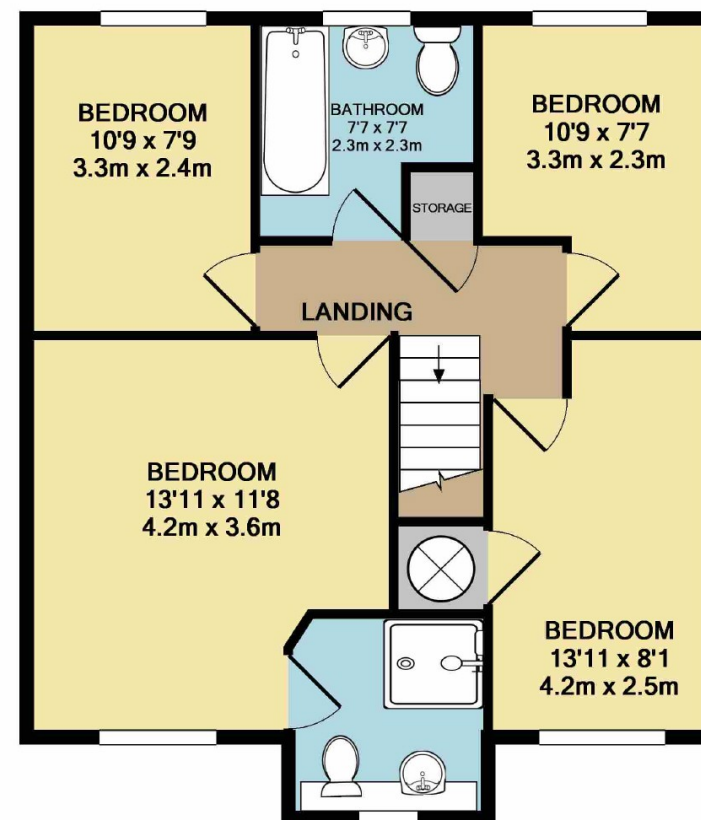
A photograph of a modern bathroom. It features a white pedestal sink, a white toilet, and a white bathtub. The walls are covered in light-colored tiles, and there is a window above the sink.

A photograph of a bright, modern kitchen and dining area. The kitchen has white cabinets, a stainless steel oven, and a range hood. The dining area has a wooden table and grey upholstered chairs. A large window provides natural light, and a chandelier hangs from the ceiling.





GROUND FLOOR  
APPROX. FLOOR  
AREA 652 SQ.FT.  
(60.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 589 SQ.FT.  
(54.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1241 SQ.FT. (115.3 SQ.M.)  
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Ombudsman

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.