

JULIAN WADDEN



FOR SALE
JULIAN
WADDEN
0161 432 1115
www.julianwadden.co.uk

PIER ROAD

31 Napier Road
Heaton Moor
Guide price £560,000



Square Footage: 1589
 Council Tax Band: E
 Tenure: Leasehold
 Service Charge:N/A
 Sat Nav Directions: SK4 4HG

OPEN DAY Saturday 23rd June 12 noon PLEASE CALL TO BOOK YOUR SLOT An attractive and vastly extended double-fronted five bedroom semi detached property on a popular Heaton Moor road, ideally positioned for local schools and amenities.

Providing over 1500 square feet of accommodation split over 2 floors, this fabulous family home in brief comprises: inviting entrance hall with under stairs WC off, a generous bay fronted family room currently utilised as a downstairs bedroom, bay fronted sitting room, utility room and a stunning living kitchen/diner providing an attractive reception area and 22ft kitchen diner with feature skylight windows. To the first floor, four double bedrooms are found alongside a family bathroom, shower room and single bedroom currently utilised as a study. Externally, a block paved driveway provides off road parking to the front of the property. Whilst to the rear there is a generous garden offering a patio area ideal for entertaining, a substantial grassed lawn and gravelled area.

A stylish family home in a highly sought after Heaton Moor sector which must be viewed to be fully appreciated, please contact our office now to arrange.

Energy Performance Certificate

31, Napier Road
 STOCKPORT
 SK4 4HG

Dwelling type: Semi-detached house
 Date of assessment: 07 July 2009
 Date of certificate: 22 July 2009
 Reference number: 8041 6652-8610-6453-2008
 Total floor area: 151 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
D	C	D	C

England & Wales 80 potential 2009/10 EPC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	259 kWh/m ² per year	188 kWh/m ² per year
Carbon dioxide emissions	6.6 tonnes per year	4.8 tonnes per year
Lighting	£129 per year	£76 per year
Heating	£882 per year	£653 per year
Hot water	£183 per year	£156 per year

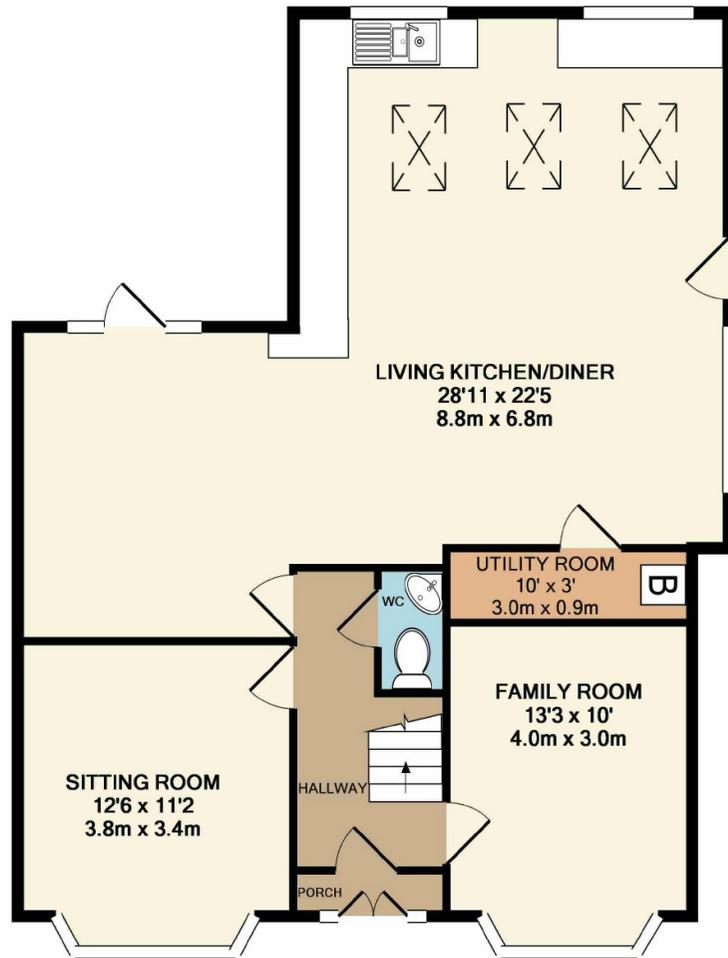
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated services, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

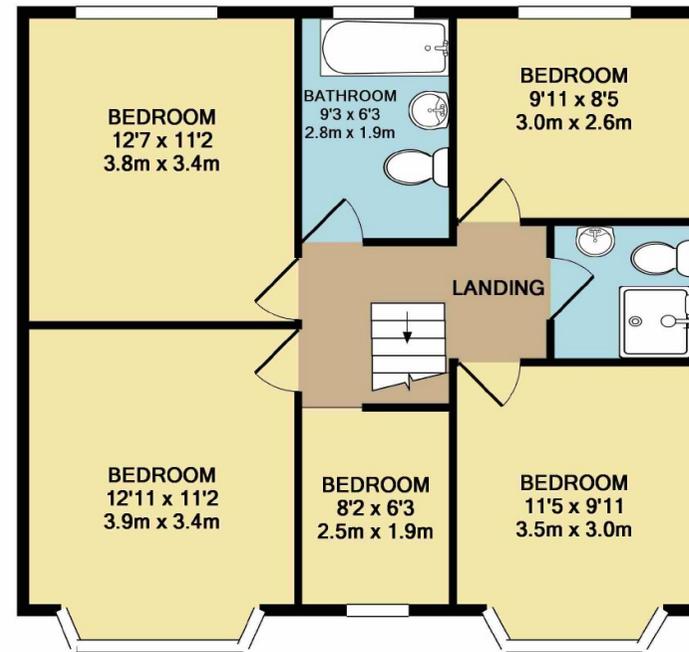
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.
 For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 800 912 012 or visit www.energysavingtrust.org.uk/myhome

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GROUND FLOOR
APPROX. FLOOR
AREA 908 SQ.FT.
(84.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 680 SQ.FT.
(63.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1589 SQ.FT. (147.6 SQ.M.)
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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.