

**JULIAN
WADDEN**





4 Orthes Grove Heaton Chapel



Guide price £335,000
 Square Footage: 1714
 Council Tax Band: C
 Tenure:
 Service Charge:N/A
 Sat Nav Directions: SK4 5EE

A striking two bedroom period terrace which boasts contemporary components and charming period features. With many selling attributes including a brilliant 13'5" x 11'7" loft room used as an additional bedroom, this home DEMANDS an internal inspection

In brief the property comprises: inviting entrance hallway, bay fronted living room with a feature fire place, rear dining room with a feature fire place and French doors leading to the rear gardens, modern fitted kitchen with integral appliances and a lower ground floor providing cellar chambers.

Single flight staircase leading to the first floor landing with period doors to both bedrooms and a bathroom with a five piece suite which includes a lovely free standing bath. Additional single flight staircase leading to the loft room which has a spacious feel, ample head height and Velux windows.

Additional selling features include: period pine floorboards, ceiling coving and picture rail borders, period doors, a modern central heating system and Upvc double glazed windows. Outside there is a block paved driveway providing off the road car parking and attractive low maintenance gardens to the rear. A brilliant period home!



Energy Performance Certificate

4, Ormas Grove
 STOCKPORT
 SK4 5EE

Dwelling type: Mid-terrace house
 Date of assessment: 06 May 2011
 Date of certificate: 06 May 2011
 Reference number: 0816-101-1213-8600-4964
 Type of assessment: RdSAT, existing dwelling
 Total floor area: 128 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	B	D	B
48	67	40	64

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	272 kWh per year	189 kWh per year
Carbon dioxide emissions	6.7 tonnes per year	4.7 tonnes per year
Lighting	£30 per year	£56 per year
Heating	£1086 per year	£773 per year
Hot water	£101 per year	£50 per year

You could save up to £352 per year

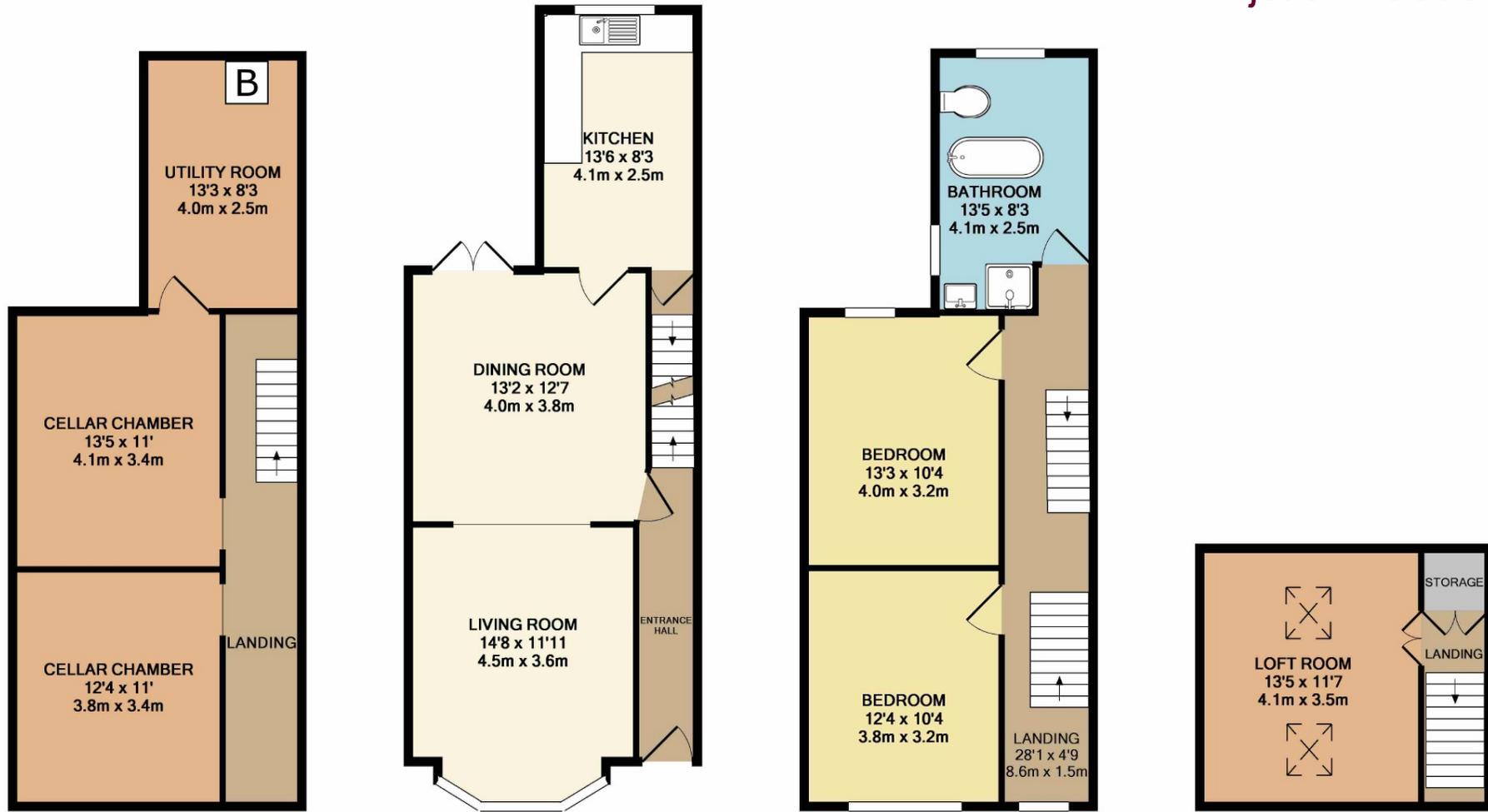
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

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.

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BASEMENT LEVEL
APPROX. FLOOR
AREA 498 SQ.FT.
(46.3 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 515 SQ.FT.
(47.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 499 SQ.FT.
(46.3 SQ.M.)
TOTAL APPROX. FLOOR AREA 1714 SQ.FT. (159.2 SQ.M.)
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2ND FLOOR
APPROX. FLOOR
AREA 202 SQ.FT.
(18.8 SQ.M.)