

JULIAN WADDEN



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

14 Singleton Road
Heaton Moor
Guide price £620,000



Square Footage: 1577
 Council Tax Band: F
 Tenure: Freehold
 Service Charge: N/A
 Sat Nav Directions: SK4 4PW

A most handsome and unique 1920's detached property, situated on a prime Heaton Moor road. Positioned centrally on the plot, this most impressive home has lovely period features providing great charm and character throughout.

In brief the property comprises: inviting entrance hallway, bay fronted lounge, bay fronted formal dining room, fitted kitchen and a breakfast room with a w/c plus utility room off. Turning staircase leading to the first floor landing with doors to four bedrooms ,bathroom and a separate w/c.

Outside there are double wrought iron gates giving access to an elevated block paved driveway which leads to an attached pitched roof garage. Immaculate lawned gardens to the front with an abundance of mature shrubs to borders. The rear provides a further attractive lawned gardens and a pitched roof brick built garden room.

Singleton Road is a wonderful road with Heaton Moor Park around the corner and within strolling distance to fashionable eateries.

Energy Performance Certificate

14, Singleton Road
 STOOCKPORT
 SK4 4PW

Dwelling type: Detached house
 Date of assessment: 19 August 2011
 Date of certificate: 22 August 2011
 Reference number: 0818-5077-6208-8399-4904
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 120 m²

This home's performance is rated in terms of 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
A	B	D	B
B	C	C	C
C	D	B	D
D	E	A	E
E	F	F	F
F	G	G	G

England & Wales 83 Decimals 2008/11 etc.

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.

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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	262 kWh per year	179 kWh per year
Carbon dioxide emissions	6.4 tonnes per year	4.4 tonnes per year
Lighting	£116 per year	£58 per year
Heating	£1,087 per year	£764 per year
Hot water	£98 per year	£58 per year

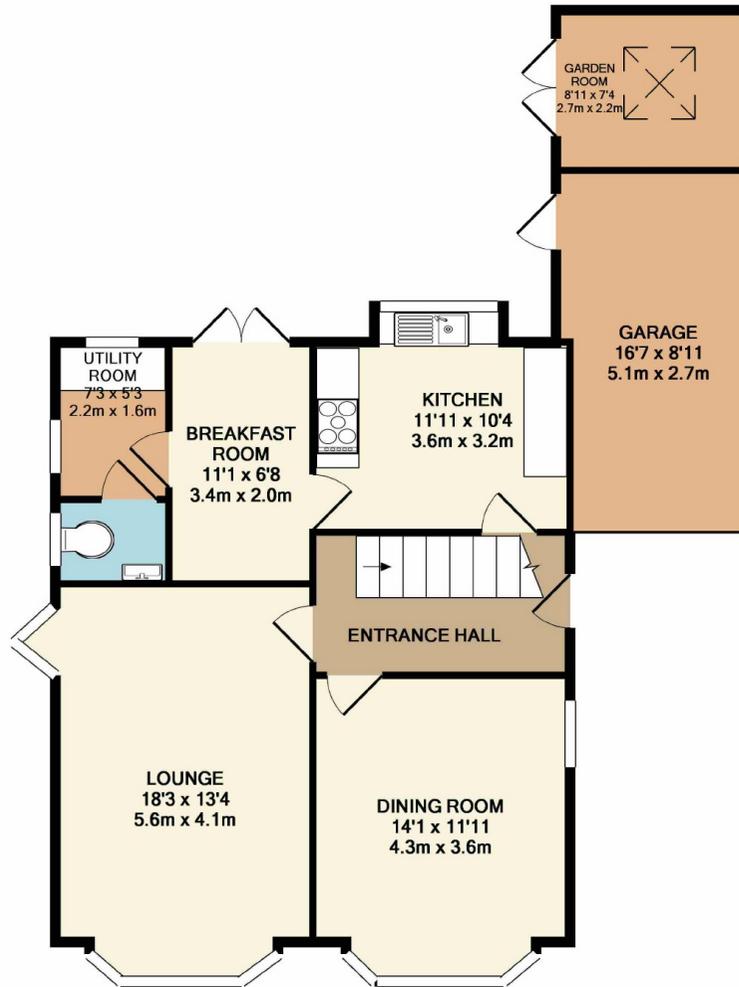
You could save up to £381 per year

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.

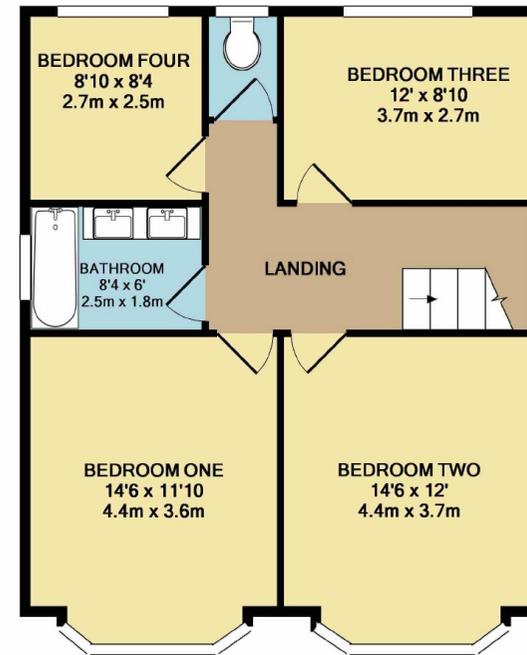
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Page 1 of 6





GROUND FLOOR
APPROX. FLOOR
AREA 904 SQ.FT.
(84.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 683 SQ.FT.
(63.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1587 SQ.FT. (147.5 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.