

JULIAN
WADDEN



51 Bowerfold Lane
Heaton Norris
Guide price £315,000



Square Footage: 923
Council Tax Band: C
Tenure:
Service Charge:N/A
Sat Nav Directions: SK4 2LU

Positioned within strolling distance to Heaton Moor village, this ideal starter family home must be viewed to fully appreciate. Boasting a striking modern décor and large windows which let natural light flood through, the property in brief comprises: entrance vestibule, hallway, open plan living and dining rooms, morning room with French doors leading to the rear gardens and a stylish fitted kitchen. Turning staircase leading to the first floor landing with doors to three bedrooms and a modern bathroom. Warmed via a modern central heating system, the property also has Upvc double glazed windows.

Outside there are formal gardens and a driveway providing off the road carparking. Fantastic gardens to the rear which back on to playing fields.

Zoned for reputable local schools and ideal for all major transport links, the lovely home won't disappoint. Please call for an inspection today!



Energy Performance Certificate

81, Bowerfold Lane, STOCKPORT, SK4 2LU

Dwelling type: Semi-detached house

Reference number: 9008-5053-7274-2578-1990

Date of assessment: 10 April 2018

Type of assessment: RdSAP, existing dwelling

Date of certificate: 10 April 2018

Total floor area: 63 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:

£ 2,790

Over 3 years you could save

£ 831

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 174 over 3 years	
Heating	£ 2,217 over 3 years	£ 1,578 over 3 years	
Hot Water	£ 297 over 3 years	£ 207 over 3 years	
Totals	£ 2,790	£ 1,959	<div>You could save £ 831 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 excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Your energy efficient from existing costs

100 (A+++)

95 (A++)

90 (A+)

85 (A)

80 (B+)

75 (B)

70 (C+)

65 (C)

60 (D+)

55 (D)

50 (E+)

45 (E)

40 (F+)

35 (F)

30 (G)

25 (H)

20 (I)

15 (J)

10 (K)

5 (L)

0 (M)

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.

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

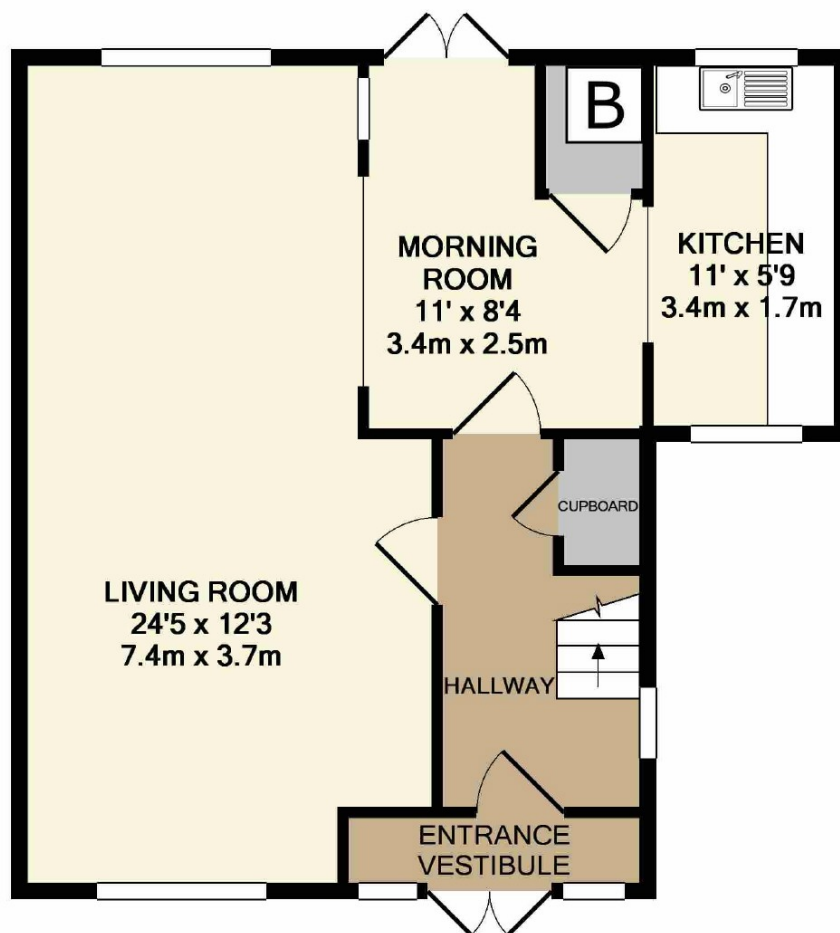
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 72
2 Cavity wall insulation	£500 - £1,500	£ 163
3 Party wall insulation	£500 - £800	£ 294

See page 3 for a full list of recommendations for this property.

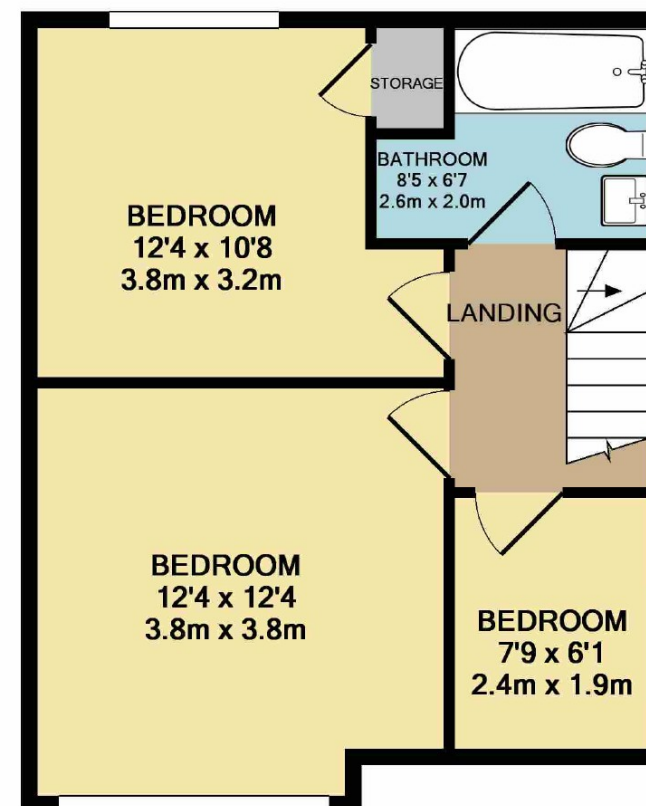
To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-graphs](#) or call 0800 528 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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A photograph of the rear garden of a house. It features a large green lawn, a blue slide, a wooden shed, and a paved path leading to the back door. The garden is surrounded by trees and a fence.



GROUND FLOOR
APPROX. FLOOR
AREA 512 SQ.FT.
(47.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 923 SQ.FT. (85.7 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.