

JULIAN WADDEN



67 Carnforth Road
Heaton Chapel
Guide price £250,000



Square Footage: 873
 Council Tax Band: C
 Tenure: Freehold
 Service Charge: N/A
 Sat Nav Directions: SK4 5LJ

A recently updated three bedroom semi detached property on a popular and convenient Heaton Chapel road. Offering well proportioned accommodation throughout, this property is an ideal first purchase, in brief comprising: entrance porch, hallway, bay fronted through lounge diner open with a modern fitted kitchen featuring solid wood worksurfaces. To the first floor are two generous double bedrooms, a single bedroom and a newly fitted modern bathroom providing four piece white suite.

Externally, the deep frontage offers driveway parking for two vehicles and a small grassed lawn. To the westerly facing rear, generous gardens and a detached garage are found.

A great opportunity to purchase a recently updated property occupying a substantial plot on a popular road. Offered for sale with NO CHAIN, please contact our office to arrange a viewing.

Energy Performance Certificate

87, Camburn Road, STOCKPORT, SK4 5LJ

Dwelling type: Semi-detached house
 Date of assessment: 24 September 2009
 Date of certificate: 24 September 2009
 Reference number: 2548-9007-4241-6371-8040
 Total floor area: 74 sqm

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
A	B	D	C
70	75	66	71

England & Wales (EU Directive 2002/91/EC)

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 this 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	
	Potential
Energy use	267 kWh/m ² per year
Carbon dioxide emissions	2.3 tonnes per year
Lighting	£27 per year
Heating	£402 per year
Hot water	£89 per year

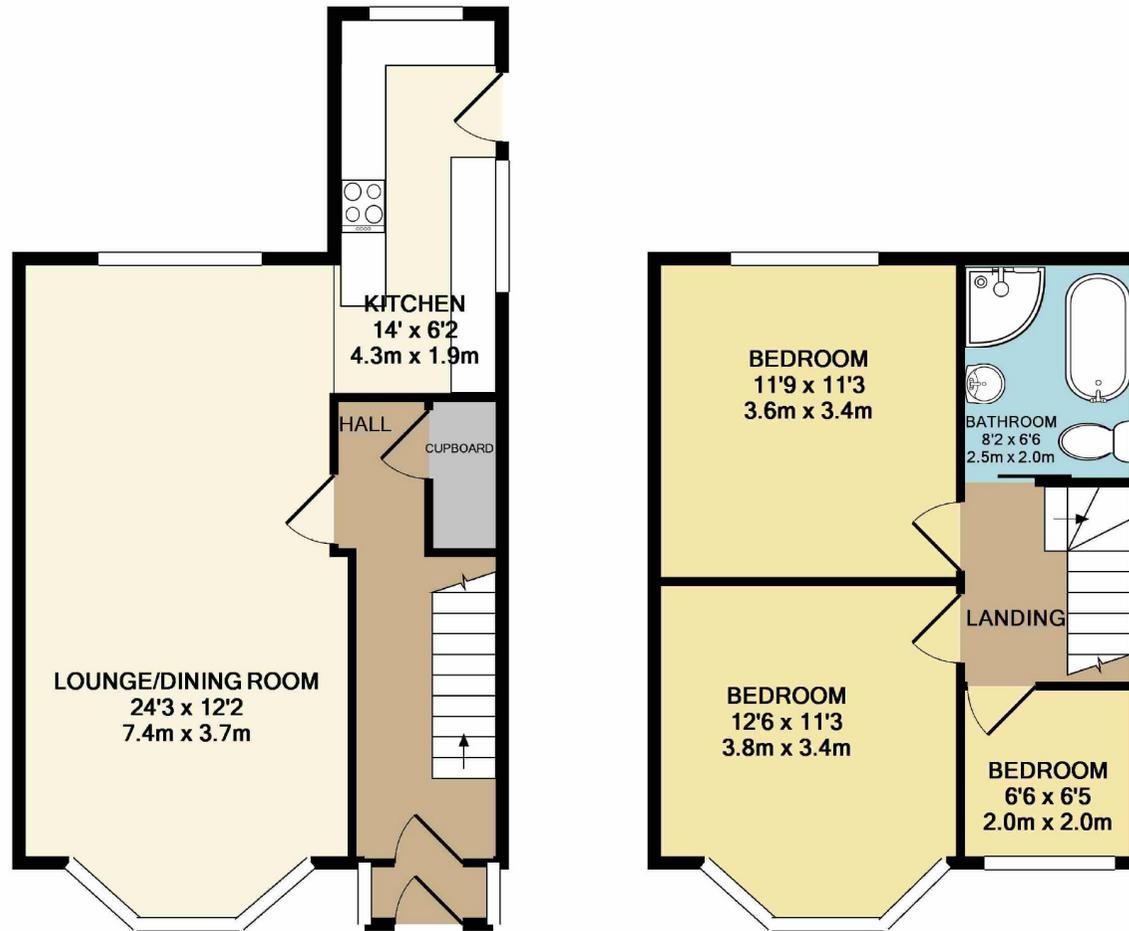
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, 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 saving recommendations will evolve.

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

The EPC and recommendations report may be given to the Energy Saving Trust to provide an endorsement on improving your home's energy performance. For advice on how to take action visit our office or visit our website to make your home more energy efficient, call 0800 912 912 or visit www.energysavingtrust.org.uk/telephone

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GROUND FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 873 SQ.FT. (81.1 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.