

JULIAN
WADDEN





24 Appleton Road
Heaton Chapel
Guide price £235,000



Square Footage: 804
Council Tax Band: C
Tenure:
Service Charge:N/A
Sat Nav Directions: SK4 5NA

A chance to purchase an attractive family home in need of modernisation throughout.

Being sold with NO CHAIN, this three bedroom semi detached property in brief comprises: entrance vestibule, hallway with an under-stair storage off, bay fronted living room, rear lounge with patio doors leading to the rear gardens and a kitchen. Turning staircase leading to the first floor landing with doors to three bedrooms, bathroom and a separate w/c.

Externally there are formal gardens and a flagged driveway providing off the road car parking. This leads to a side driveway and car port. The rear gardens are a real feature with a lawned area and attractive block paved path, which leads to an additional paved area ideal for alfresco dining.

Appleton road is ideally positioned within strolling distance to up and coming independent shops and restaurants which include: Littlewoods Butchers, Heaton Hops and Feed. Local amenities are also ideal, with Heaton Chapel train station just a short walk away.



Energy Performance Certificate

24, Appleton Road, STOCKPORT, SK4 5NA

Dwelling type: Semi-detached house

Reference number: 5518-5041-7203-5796-3024

Date of assessment: 19 July 2018

Type of assessment: RdSAP existing dwelling

Date of certificate: 19 July 2018

Total floor area: 78 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 making improvement measures

Estimated energy costs of dwelling for 3 years:

Estimated energy costs of dwelling for 3 years:	£ 2,994
Over 3 years you could save	£ 693

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 210 over 3 years	
Heating	£ 2,418 over 3 years	£ 1,870 over 3 years	
Hot Water	£ 366 over 3 years	£ 216 over 3 years	
Totals	£ 2,994	£ 2,301	You could save £ 693 over 3 years

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 includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

100 (A+++)

95 (A++)

90 (A+)

85 (A)

80 (B+)

75 (B)

70 (C+)

65 (C)

60 (D)

55 (E)

50 (F)

45 (G)

40 (H)

35 (I)

30 (J)

25 (K)

20 (L)

15 (M)

10 (N)

5 (O)

0 (P)

78

64

78

64

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 Cavity wall insulation	£500 - £1,500	£ 72
2 Floor insulation (suspended floor)	£800 - £1,200	£ 132
3 Replace boiler with new condensing boiler	£2,000 - £3,000	£ 417

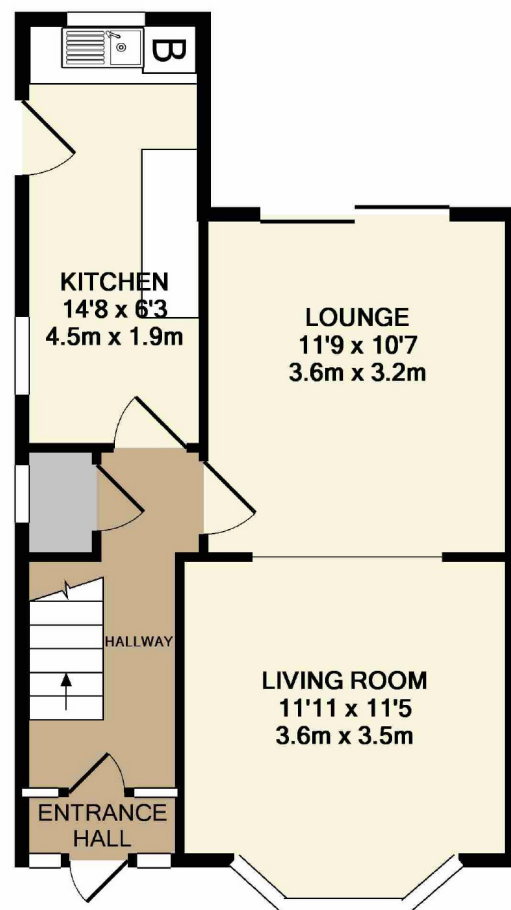
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guide or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

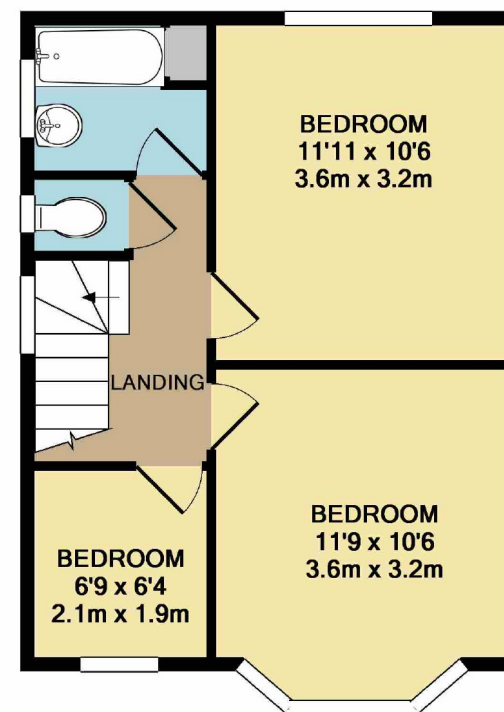
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A photograph of a bedroom featuring a bed with a pink ruffled bedspread, a large window with light-colored curtains, and a white wardrobe with a built-in shelf.

A photograph of a two-story brick house with a chimney, surrounded by a garden with various plants and a paved path. A greenhouse is visible on the right side of the image.



GROUND FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 804 SQ.FT. (74.7 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.