

JULIAN
WADDEN





9 Cavendish Road
Heaton Mersey
Guide price £625,000



Square Footage: 2173
Council Tax Band: E
Tenure: Freehold
Service Charge:N/A
Sat Nav Directions: SK4 3DN

A fine Edwardian four bedroom semi detached property which stands on a most sought after road.

Forming a row of similar handsome homes, this well presented property in brief comprises: inviting entrance hallway with a W.C off, bay fronted living room with a lovely feature fireplace, rear lounge which boasts attractive views and access to an alfresco dining area, breakfast kitchen with modern units and stairs to a lower ground floor providing cellar chambers which offer a utility area and ample storage facilities. Turning staircase to the first floor landing with period doors to four bedrooms, stylish family bathroom and a walk-in dressing area.

Internally there are many quality period features and lovely modern components. The well-proportioned windows let natural light flood through all the spacious rooms, emphasising the lovely feel this home provides.

Outside there is a driveway providing space for two vehicles whilst the rear has a beautiful mature garden with a summer house and water feature. Zoned for reputable schools and positioned within strolling distance to Heaton Moor village this outstanding period home has it all.



Energy Performance Certificate

9, Cavendish Road, STOCKPORT, SK4 3DN

Dwelling type: Semi-detached house

Reference number: 0671-2854-6658-9728-4041

Date of assessment: 24 May 2018

Type of assessment: RdSAP existing dwelling

Date of certificate: 24 May 2018

Total floor area: 127 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:

£ 3,837

£ 1,311

Over 3 years you could save

£ 3,837

£ 1,311

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 240 over 3 years	
Heating	£ 3,210 over 3 years	£ 1,968 over 3 years	
Hot Water	£ 288 over 3 years	£ 288 over 3 years	
Totals	£ 3,837	£ 2,526	<div>You could save £ 1,311 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 includes energy use for running appliances like the TV's, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

100 (A+++)

95 (A++)

90 (A+)

85 (A)

80 (B+)

75 (B)

70 (B-)

65 (C+)

60 (C)

55 (D)

50 (E)

45 (F)

40 (G)

35 (H)

30 (I)

25 (J)

20 (K)

Current

Potential

61

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.

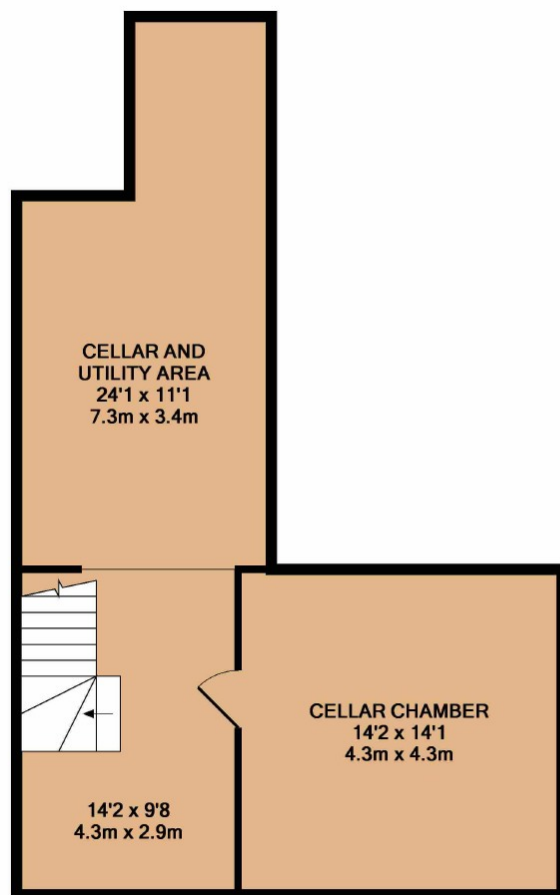
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 549
2 Floor insulation (suspended floor)	£800 - £1,200	£ 375
3 Draught proofing	£30 - £120	£ 53

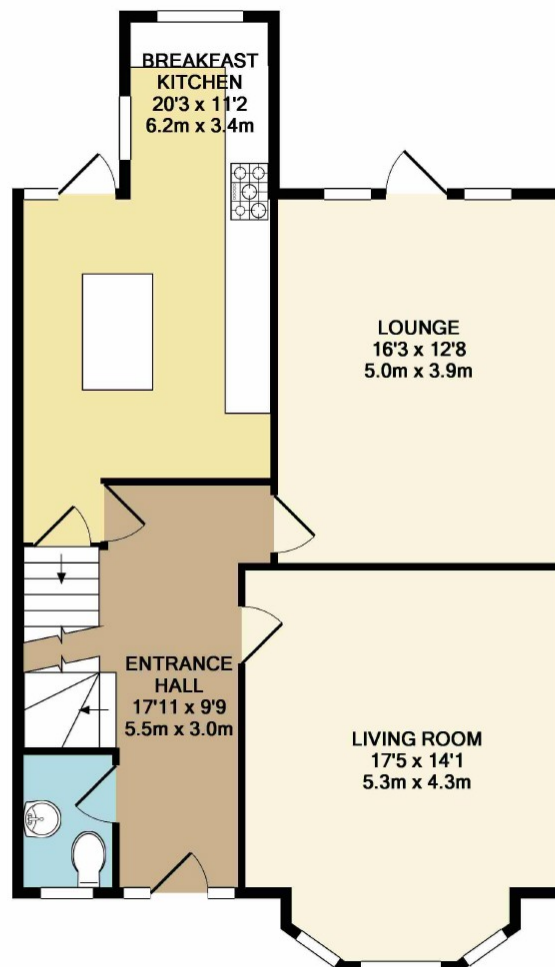
See page 3 for a full list of recommendations for this property.

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

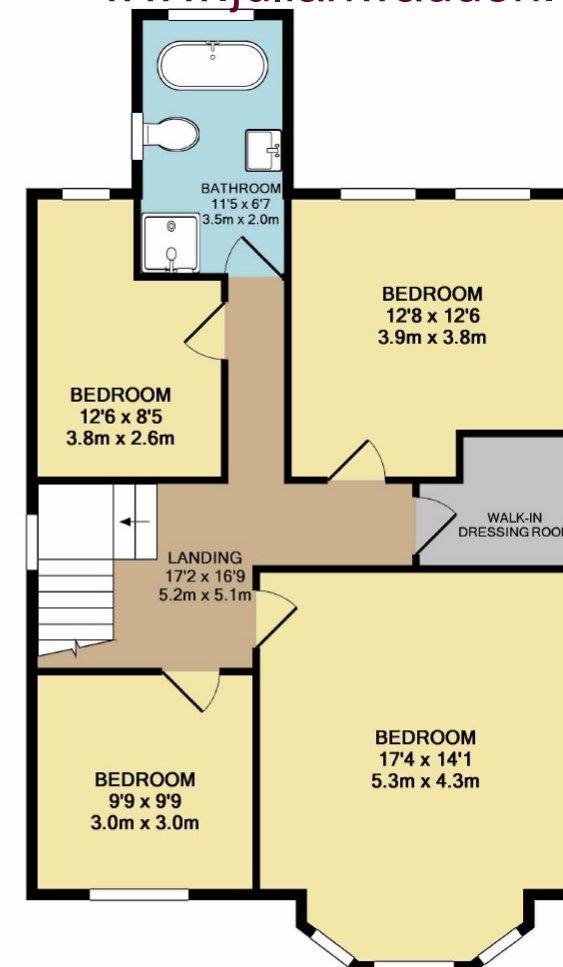
Page 4 of 4



BASEMENT LEVEL
APPROX. FLOOR
AREA 565 SQ.FT.
(52.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 803 SQ.FT.
(74.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 805 SQ.FT.
(74.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2173 SQ.FT. (201.9 SQ.M.)
Made with Metropix ©2018

Heaton Moor Branch
14 Moorside Road, Heaton Moor, Stockport, Cheshire, SK4 4DT | 0161 432 1115
theheatons@julianwadden.co.uk | www.julianwadden.co.uk

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.