

JULIAN  
WADDEN





8 Alstone Road  
Heaton Chapel  
Guide price £475,000



Square Footage: 2107  
Council Tax Band: D  
Tenure: Freehold  
Service Charge:N/A  
Sat Nav Directions: SK4 5AH

A tastefully presented four bedroom semi-detached property positioned on a quiet road in a highly convenient Heaton's zone. Providing accommodation spanning more than 2000 square feet, this superb property boasts an internal decor of original charm with a clean modern edge and is ideal for a growing family.

The accommodation in brief comprises: canopy entrance, inviting entrance hall with stylish downstairs WC off, a 15ft bay-fronted dining room providing ample space for all required furniture, a 17ft family room with French doors into the rear gardens and a fitted dining kitchen featuring a modern fitted kitchen with integrated appliances and a built-in table with bench seating. Stairs descend to the lower ground floor where four generous cellar chambers are found, the rear chamber houses the boiler and has a door into the gardens.

To the first floor, a generous landing gives access to two very generous double bedrooms both with bay windows, a smaller third bedroom and a modern family bathroom providing a white four piece suite. Stairs rise again to the loft level where a further generous double bedroom is found with sky light windows and eaves storage space.

Externally, formal gardens are found to the front of the property, alongside a shared driveway. To the rear, a block-paved patio is ideal for a table and chairs with a grassed lawn with mature borders beyond. A superb family property, positioned within walking distance of popular amenities and Heaton Chapel train station. Please contact our office now to arrange a viewing.



Energy Performance Certificate

8, Aldstone Road, STOCKPORT, SK4 5AH

Dwelling type: Semi-detached house

Reference number: 8324-7520-2099-6980-7976

Date of assessment: 30 October 2014

Type of assessment: RUSAP existing dwelling

Date of certificate: 03 November 2014

Total floor area: 166 m<sup>2</sup>

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:

Over 3 years you could save

£ 4,926

£ 1,101

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 477 over 3 years	£ 240 over 3 years	
Heating	£ 4,128 over 3 years	£ 3,270 over 3 years	
Hot Water	£ 315 over 3 years	£ 315 over 3 years	
Totals	£ 4,926	£ 3,825	You could save £ 1,101 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+++)

75 (D)

50 (E)

25 (F)

0 (G)

Current

Potential

76

60

Not energy efficient - lower heating costs

Not energy efficient - higher heating costs

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

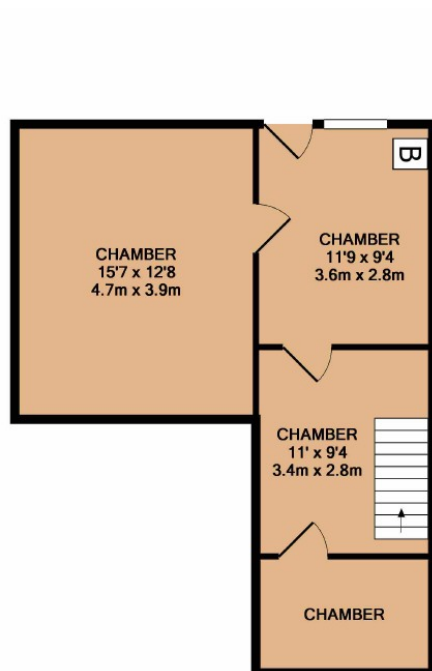
Recommended measures	Indicative cost	Typical savings over 3 years
1. Cavity wall insulation	£500 - £1,500	£ 716
2. Floor insulation	£800 - £1,200	£ 188
3. Low energy lighting for all fixed outlets	£115	£ 199

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

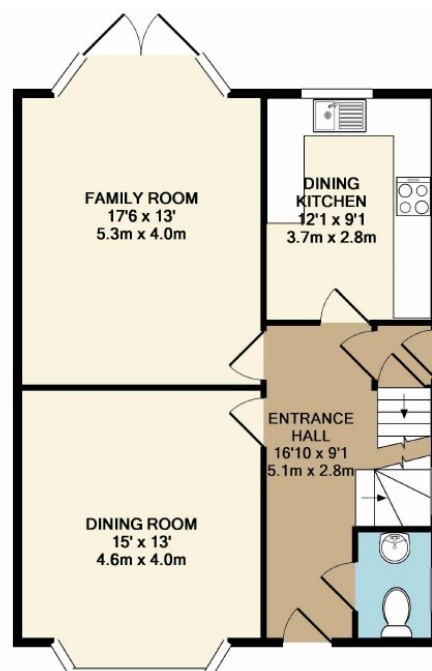
To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-graphic-calculator](http://www.gov.uk/energy-graphic-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper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

A large, bright bedroom with a bay window, a large bed, and a desk. The room is well-lit and has a clean, modern feel.

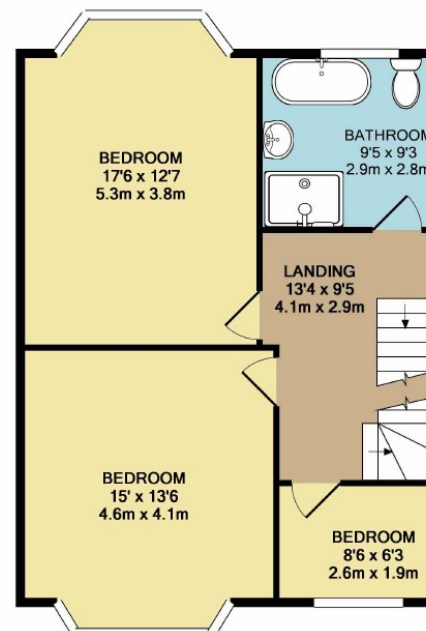
A large, green garden with a wooden fence, a trampoline, and a playhouse. The garden is well-maintained and has a lot of mature trees and shrubs.



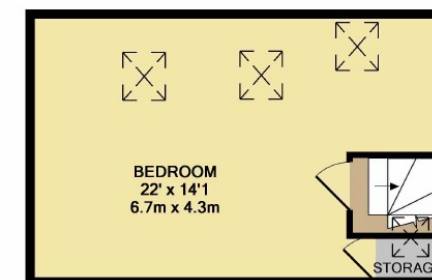
LOWER GROUND LEVEL  
APPROX. FLOOR  
AREA 467 SQ.FT.  
(43.4 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 665 SQ.FT.  
(61.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 665 SQ.FT.  
(61.8 SQ.M.)  
TOTAL APPROX. FLOOR AREA 2107 SQ.FT. (195.8 SQ.M.)  
Made with Metropix ©2018



2ND FLOOR  
APPROX. FLOOR  
AREA 311 SQ.FT.  
(28.9 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.