

JULIAN
WADDEN





7 Craig Close
Heaton Mersey
Guide price £255,000



Square Footage: 1113
Council Tax Band: B
Tenure:
Service Charge:
Sat Nav Directions: SK4 2BH

Offered to the market with NO CHAIN and positioned on a substantial plot within a quiet Heaton Mersey cul-de-sac, this substantial end-mews property must be viewed!

Boasting ample off-road parking and three double bedrooms this property is an ideal first purchase or buy to let investment. The accommodation comprises; uPVC entrance porch, 18ft living room providing ample space for all required furniture, open plan kitchen/Diner with French doors into the rear split-level garden. Turning staircase to the first floor landing landing, a lovely master suite benefitting from a vaulted ceiling with skylights, Juliette balcony over rear gardens, fitted wardrobes and an en-suite shower room. Two further double bedrooms and family bathroom can also be found.

This superb property must be viewed to be fully appreciated. Please contact our office now to arrange your viewing.



Energy Performance Certificate

HM Government

7, Craig Close, STOCKPORT, SK4 2BH

Dwelling type: End terrace house

Date of assessment: 19 May 2017

Date of certificate: 22 May 2017

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

Reference number: 8006-5815-1129-4597-6533

Type of assessment: RdSAP existing dwelling

Total floor area: 101 m²

Estimated energy costs of dwelling for 3 years:

Over 3 years you could save

£ 2,403

£ 360

Estimated energy costs of this home

Current costs

Potential costs

Potential future savings

Lighting

£ 228 over 3 years

£ 228 over 3 years

Heating

£ 1,803 over 3 years

£ 1,567 over 3 years

Hot Water

£ 372 over 3 years

£ 228 over 3 years

Totals

£ 2,403

£ 2,043

You could save £ 360 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 excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Current

Potential

10 (over A)

9 (A)

8 (B)

7 (C)

6 (D)

5 (E)

4 (F)

3 (G)

2 (H)

1 (I)

0 (J)

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 Floor insulation (solid floor)

£4,000 - £6,000

£ 59

2 Replace boiler with new condensing boiler

£2,200 - £3,000

£ 156

3 Solar water heating

£4,000 - £6,000

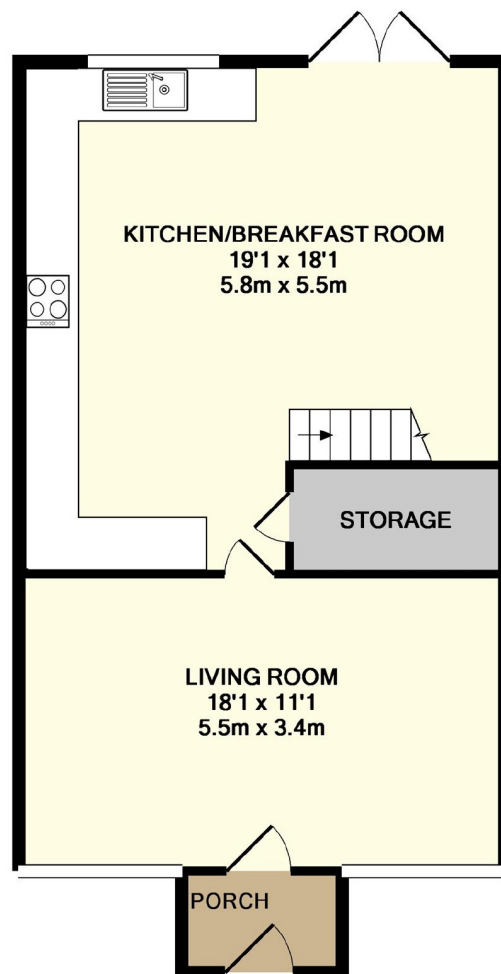
£ 105

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

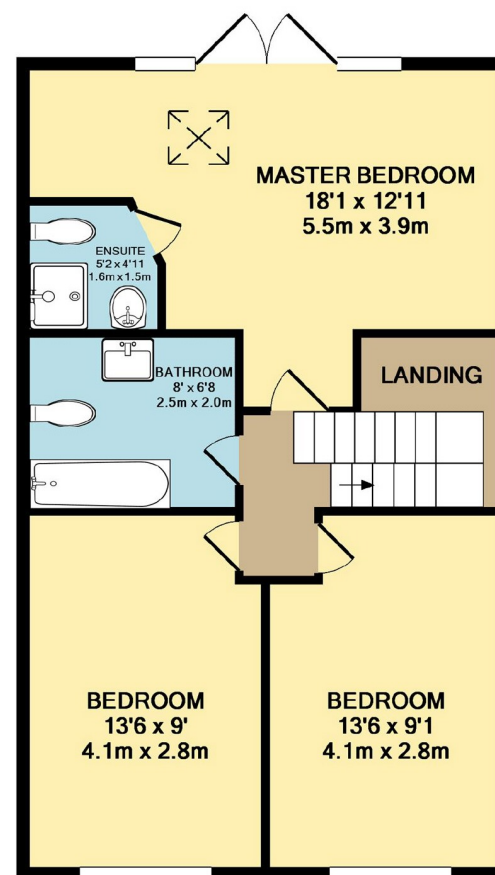
For more advice on recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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GROUND FLOOR
APPROX. FLOOR
AREA 568 SQ.FT.
(52.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 545 SQ.FT.
(50.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1113 SQ.FT. (103.4 SQ.M.)
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WWW.THEHEATONSPROPERTYBLOG.COM

rightmove



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.