

JULIAN WADDEN



FOR SALE
JULIAN WADDEN
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12 Boddens Hill Road
Heaton Mersey
Guide price £299,950



Square Footage: 946
 Council Tax Band: D
 Tenure: Freehold
 Service Charge:N/A
 Sat Nav Directions: SK4 2DG

****NO CHAIN**** An extended three bedroom detached family home positioned on a popular Heaton Mersey Road, well positioned for local schools and transport links.

Benefitting from a double storey extension to the rear and a single story extension to the side, this lovely property provides generous accommodation ideal for a growing family. In brief comprising: entrance vestibule, a bay fronted 25ft lounge/diner offering ample space for all required furniture, a 13ft fitted kitchen and a useful utility room. The first floor reveals two double bedrooms, a smaller third bedroom and a generous family bathroom providing a white three piece suite. Externally, formal gardens are found to the front next to a driveway providing off the road parking for two vehicles. The rear offers substantial gardens including a grassed lawn and paved patio.

Offered to the market with NO CHAIN, this superb property offers great potential for a purchaser to put their own stamp on and must be viewed to fully appreciate. Please contact our office now to arrange an internal inspection.

Energy Performance Certificate

12, Boddens Hill Road
 STOCKPORT
 SK4 2DG

Dwelling type: Detached house
 Date of assessment: 13 January 2012
 Date of certificate: 23 January 2012
 Reference number: 8142-128-2800-2540-3076
 Type of assessment: RDSA-P, existing dwelling
 Total floor area: 94 m²

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
D	A	D	B

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	248 kWh per year	105 kWh per year
Carbon dioxide emissions	4.4 tonnes per year	3.3 tonnes per year
Lighting	£55 per year	£52 per year
Heating	£770 per year	£562 per year
Hot water	£111 per year	£87 per year

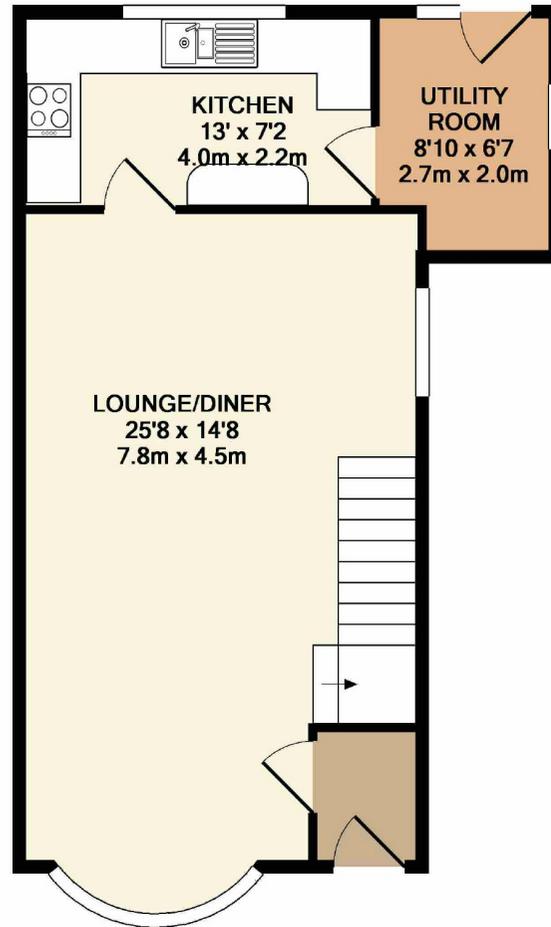
You could save up to £204 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

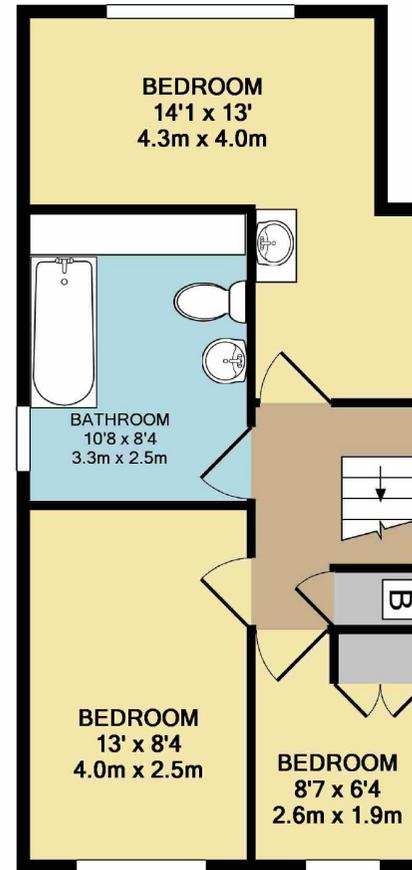
Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Page 1 of 6





GROUND FLOOR
APPROX. FLOOR
AREA 505 SQ.FT.
(47.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 946 SQ.FT. (87.9 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.