

JULIAN
WADDEN



72 Barlow Fold Road
Reddish



Guide price £325,000
Square Footage:
Council Tax Band: E
Tenure:
Service Charge:
Sat Nav Directions: SK5 6TY

A beautifully presented & most spacious four bedroom detached property, located on a popular road close to local schools, shops, transport links and access on to Reddish Vale country park. The property comprises: open porch, entrance hall with WC off, open plan lounge dining room over 25 feet long with feature fireplace, a fitted breakfast kitchen with door to rear gardens, wrap around conservatory with french doors the rear gardens. To the first floor is the master bedroom with en-suite shower room, three further double bedrooms and contemporary family bathroom. The property is positioned on a generous plot with sweeping driveway to the front and fully enclosed and private garden to the rear.



Energy Performance Certificate

72, Barlow Field Road,
STOCKPORT,
SK5 6TY

Dwelling type: Detached house
Date of assessment: 19 October 2010
Date of certificate: 19 October 2010
Reference number: 8635-8820-8149-9071-7996
Type of assessment: REBAP, existing dwelling
Total floor area: 101 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	
Best possible (A)	Current (D)	Best possible (A)	Current (D)
A	D	A	D
B	C	B	C
C	B	C	B
D	A	D	A
E	F	E	F
F	G	F	G
G		G	

Minimum energy efficient rating: **D**
 Current energy efficiency rating: **D**
 Minimum environmental impact rating: **D**
 Current environmental impact rating: **D**

England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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

	Current	Potential
Energy use	299 kWh/m ² per year	212 kWh/m ² per year
Carbon dioxide emissions	4.4 tonnes per year	3.0 tonnes per year
Lighting	£33 per year	£34 per year
Heating	£328 per year	£264 per year
Hot water	£150 per year	£128 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 impact of the fuels used for cooking or heating 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.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving 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.

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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.