

JULIAN  
WADDEN







20 Finsbury Road  
Reddish  
Guide price £160,000





Square Footage: 641  
Council Tax Band: A  
Tenure: Leasehold  
Service Charge:  
Sat Nav Directions: SK5 6EZ

A beautifully refurbished three bedroom quasi semi-detached family home. Located on a popular South Reddish road the property, comprises: entrance hall, lounge, a spacious dining kitchen, three piece white bathroom suite, storage cupboard and door to the rear garden. To the first floor is the main bedroom, two further well proportioned bedrooms. Externally there is off road parking to the front with private, fully enclosed gardens to rear.

Energy Performance Certificate

20, Finisbury Road, STOCKPORT, SK5 6EZ

Dwelling type: end-terrace house

Reference number: 9519-2868-7990-9927-2921

Date of assessment: 28 November 2013

Type of assessment: RdSAP: existing dwelling

Date of certificate: 28 November 2013

Total floor area: 65 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 installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 2,646

Over 3 years you could save

£ 1,293

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 120 over 3 years	
Heating	£ 2,133 over 3 years	£ 1,566 over 3 years	
Hot Water	£ 276 over 3 years	£ 177 over 3 years	
Totals	£ 2,646	£ 1,863	<div>You could save £ 1,293 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 TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Your energy efficient home rating scale

100 (A+++)

75 (A++)

50 (A+)

25 (A)

0 (D)

Current

Potential

54

88

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.

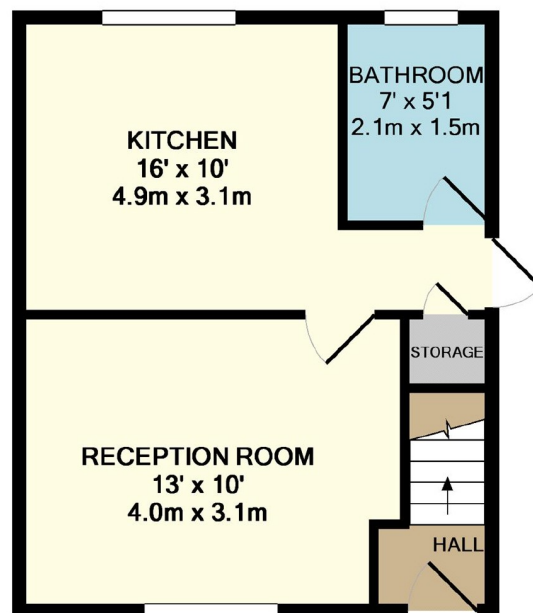
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 641
2 Low energy lighting for all fixed outlets	£45	£ 59
3 Heating controls (programmer, room thermostat and TRVs)	£350 - £450	£ 182

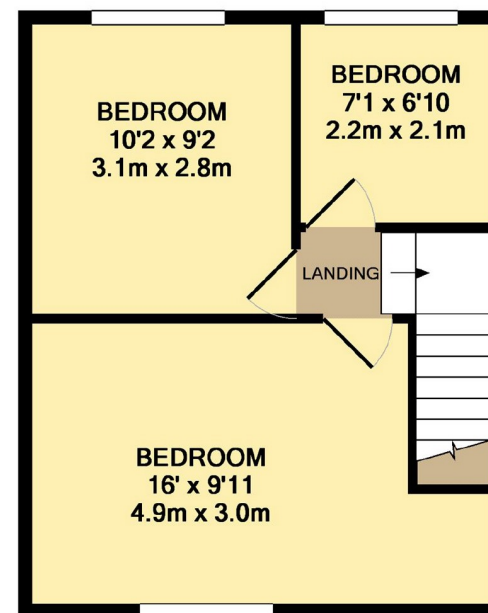
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-graphs](#) 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 320 SQ.FT.  
(29.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 320 SQ.FT.  
(29.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.5 SQ.M.)  
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