

JULIAN
WADDEN





13 Harrogate Road
Reddish
Guide price £140,000



Square Footage: 692
Council Tax Band: A
Tenure: Freehold
Service Charge:
Sat Nav Directions: SK5 6EY

Offered to the market is this two double bedroom, semi-detached property, located close by to local schools, shops and transport links in to Manchester City centre. The property comprises: entrance hall, spacious living room with fireplace, dining kitchen and separate utility room with door to side leading to rear gardens. To the first floor is the master bedroom, a second double bedroom and a three piece bathroom suite. Externally there are lawned gardens and driveway to front, pathway to side with good sized lawned gardens to rear. Internal viewing recommended.



Energy Performance Certificate

13, Harrington Road, STOCKPORT, SK5 6EY

Dwelling type: Semi-detached house

Reference number: 9113-2862-7291-9727-2655

Date of assessment: 22 November 2013

Type of assessment: RdSAP existing dwelling

Date of certificate: 22 November 2013

Total floor area: 69 m²

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

£ 2,819

£ 616

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 126 over 3 years	
Heating	£ 2,109 over 3 years	£ 1,789 over 3 years	
Hot Water	£ 285 over 3 years	£ 189 over 3 years	
Totals	£ 2,819	£ 2,103	You could save £ 616 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+++)

(91-95)

(86-90)

(81-85)

(76-80)

(71-75)

(66-70)

(61-65)

(56-60)

(51-55)

(46-50)

(41-45)

(36-40)

(31-35)

(26-30)

(21-25)

(16-20)

(11-15)

(6-10)

(1-5)

Very energy efficient - lower running costs

Energy efficient

Higher running costs

Current

Potential

78

65

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

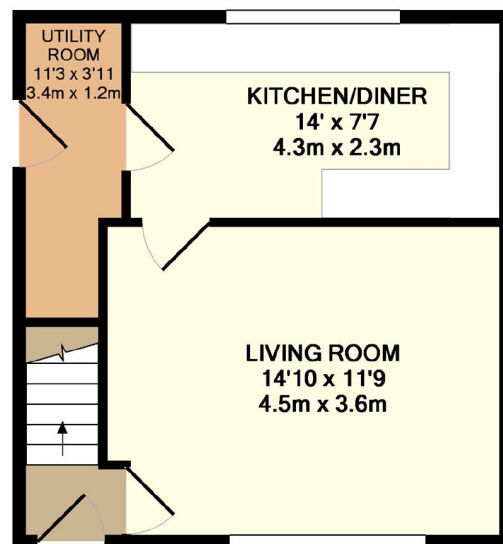
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation	£800 - £1,200	£ 116
2 Low energy lighting for all fixed outlets	£40	£ 83
3 Heating controls (room thermostat)	£350 - £450	£ 96

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

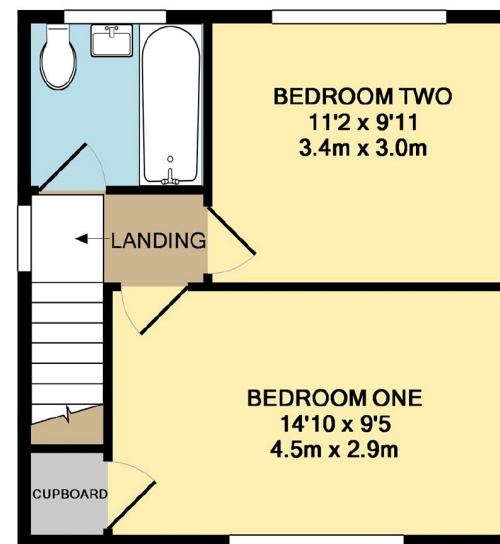
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-graphic-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

A photograph of a bedroom interior. A large double bed with a grey headboard and white bedding is the central feature. To the left is a white door. To the right is a window with a white frame. A small white bedside table with a lamp is next to the bed. A white storage unit is visible in the background.

A photograph of a garden. A large green lawn is in the foreground. A grey shed is on the left. A wooden bench and a red slide are in the middle ground. A large tree is on the right. A blue fence is in the background.



GROUND FLOOR
APPROX. FLOOR
AREA 346 SQ.FT.
(32.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 346 SQ.FT.
(32.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.3 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.

