

JULIAN  
WADDEN







2 Gainford Road  
Reddish  
Guide price £165,000





Square Footage: 718  
Council Tax Band: B  
Tenure: Freehold  
Service Charge:  
Sat Nav Directions: SK5 6EP

A rare opportunity has arisen to purchase this three bedroom semi detached property on Gainford Road. Boasting off road parking and with accommodation comprising; inviting entrance hall, lounge with feature fireplace, fully fitted kitchen with access to the rear garden. To the first floor are three well proportioned bedrooms and a newly family shower room. Externally is off road parking and low maintenance garden to rear and formal front gardens

Energy Performance Certificate

2, Gainford Road, STOCKPORT, SK5 6EP

Dwelling type: Semi-detached house

Reference number: 0928-4062-0261-9884-6960

Date of assessment: 12 September 2014

Type of assessment: RUSAP existing dwelling

Date of certificate: 12 September 2014

Total floor area: 71 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:

£ 2,871

Over 3 years you could save

£ 1,053

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 135 over 3 years	
Heating	£ 2,355 over 3 years	£ 1,485 over 3 years	
Hot Water	£ 273 over 3 years	£ 198 over 3 years	
Totals	£ 2,871	£ 1,818	<div>You could save £ 1,053 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

100 (A+++)

95 (A++)

90 (A+)

85 (A)

80 (B+)

75 (B)

70 (C+)

65 (C)

60 (D)

55 (E)

50 (F)

45 (G)

40 (H)

35 (I)

30 (J)

25 (K)

20 (L)

15 (M)

10 (N)

5 (O)

0 (P)

100 (A+++)

95 (A++)

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75 (B)

70 (C+)

65 (C)

60 (D)

55 (E)

50 (F)

45 (G)

40 (H)

35 (I)

30 (J)

25 (K)

20 (L)

15 (M)

10 (N)

5 (O)

0 (P)

Current

Potential

65

52

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.

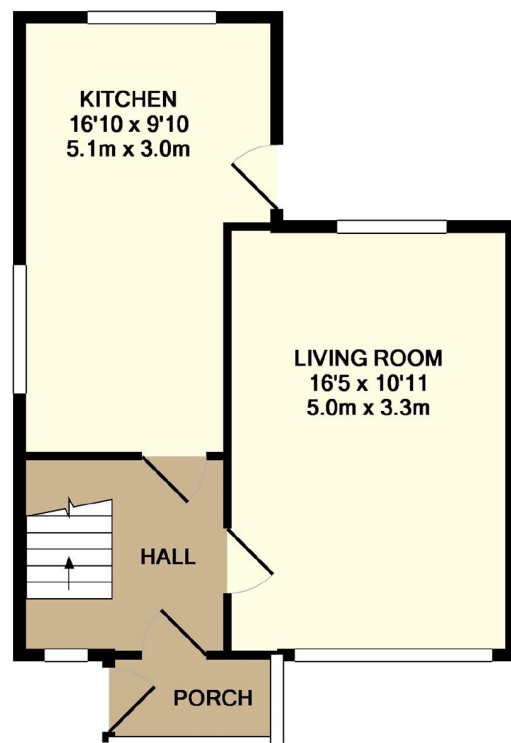
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Cavity wall insulation	£500 - £1,500	£ 538
2. Floor insulation	£800 - £1,200	£ 112
3. Low energy lighting for all fixed outlets	£35	£ 69

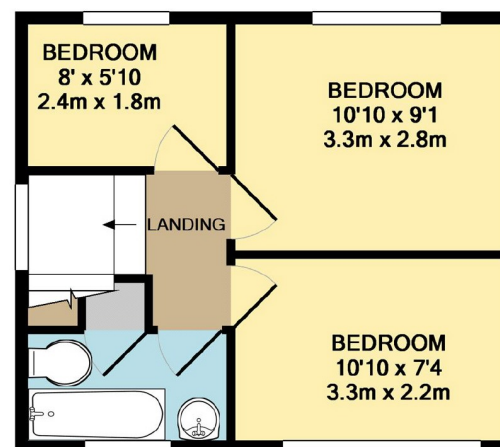
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 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 409 SQ.FT.  
(38.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 309 SQ.FT.  
(28.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 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.