

# JULIAN WADDEN







32 St Georges Road  
Ladybarn  
Guide price £155,000





Square Footage: 634  
Council Tax Band: B  
Tenure: Freehold  
Service Charge:N/A  
Sat Nav Directions: M14 6SZ

An ideal first time buy or buy to let investment is this attractive period terraced property in popular Ladybarn. Situated close to an excellent range of amenities and superb transport links with Mauldeth Road station and Ladybarn Park only a short walk away.

The accommodation is made up of a large lounge at the front and a spacious kitchen/ diner at the rear with a door leading to the rear garden and staircase to the first floor.

On the first floor the large master bedroom is at the front, whilst the second bedroom and bathroom are at the rear.

To the rear is a courtyard garden with gate to the passageway behind whilst there is street parking at the front.



# Energy Performance Certificate

32, St George Road  
MANCHESTER  
M14 6SZ

Dwelling type: Mid-terrace house  
Date of assessment: 21 January 2010  
Date of certificate: 26-Jan-2010  
Reference number: 2688-1082-6269-7210-8890  
Type of assessment: RDSAP, existing dwelling  
Total floor area: 63 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Min (kWh/m <sup>2</sup> year)	Max (kWh/m <sup>2</sup> year)	Min (kWh/m <sup>2</sup> year)	Max (kWh/m <sup>2</sup> year)
101	155	101	155
A	B	A	B
C	D	C	D
E	F	E	F
G	H	G	H
69	77	66	73

England & Wales  
EU Directive  
2002/91/EC

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2002/91/EC

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	265 kWh/m <sup>2</sup> per year	204 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.8 tonnes per year	2.1 tonnes per year
Lighting	£52 per year	£33 per year
Heating	£611 per year	£347 per year
Total value	£663 per year	£380 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 ensure this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupant'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.

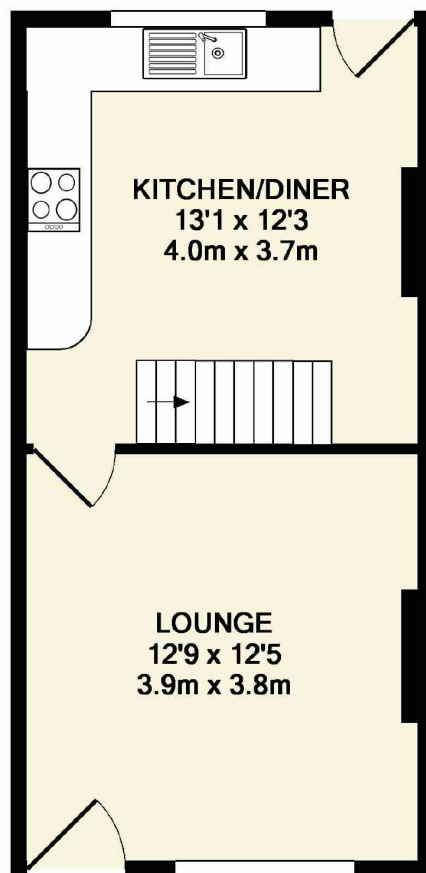
To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommendations tags when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

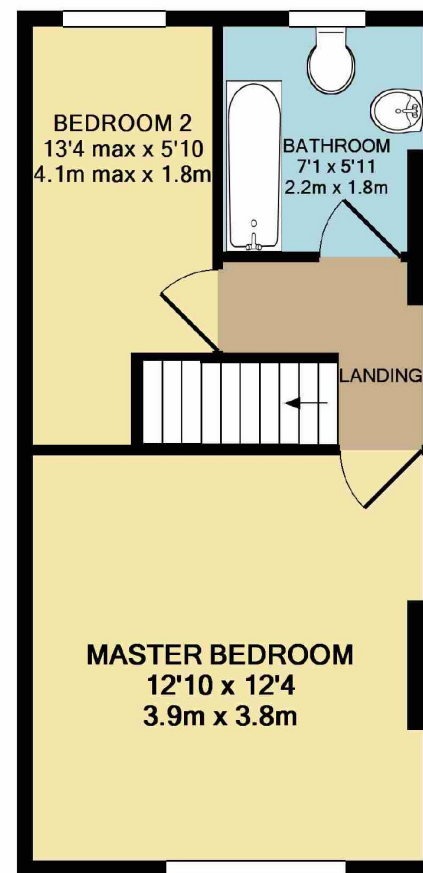
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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GROUND FLOOR  
APPROX. FLOOR  
AREA 317 SQ.FT.  
(29.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 317 SQ.FT.  
(29.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 634 SQ.FT. (58.9 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.