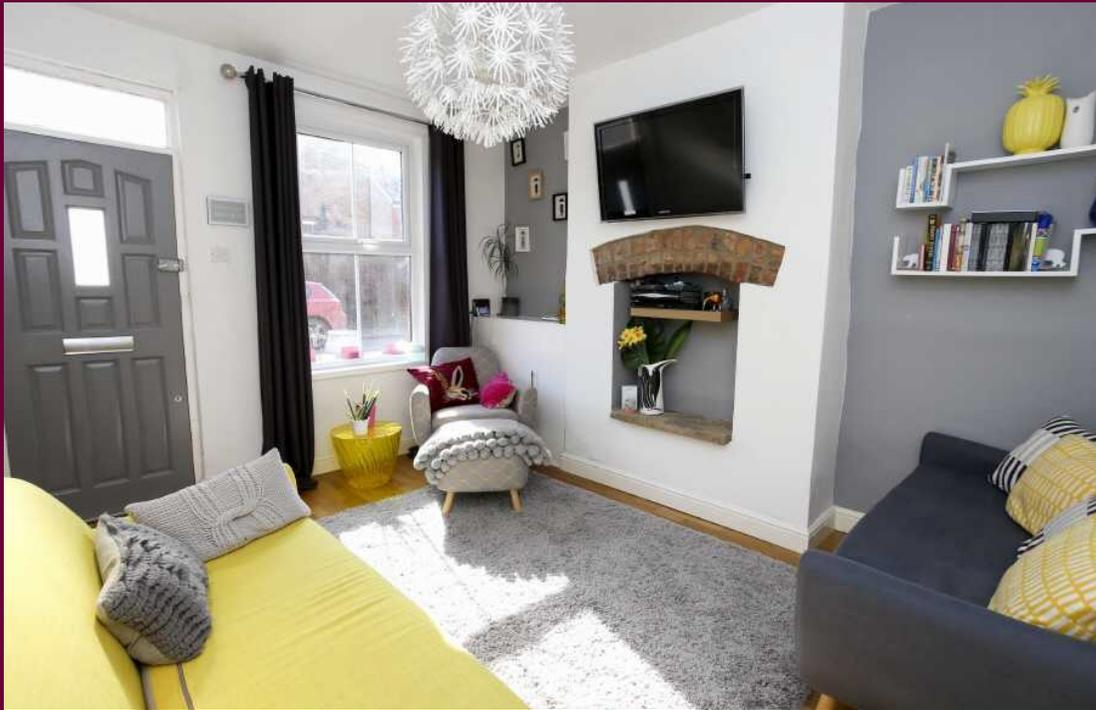
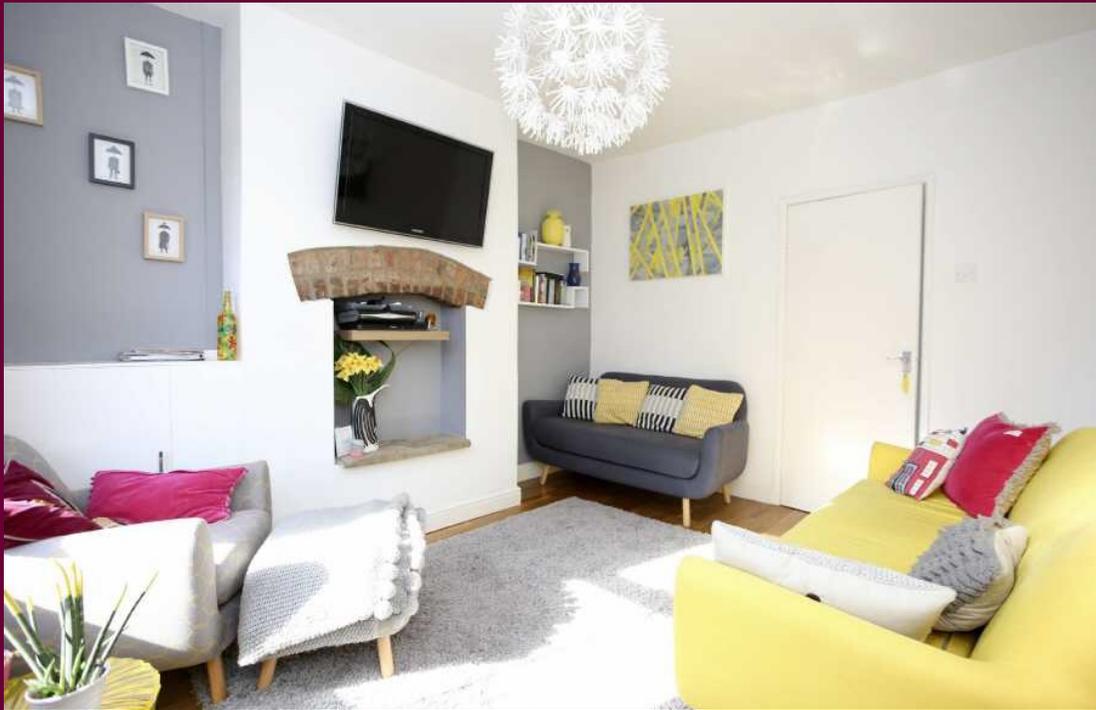


# JULIAN WADDEN





# 28 Orchard Grove West Didsbury



Guide price £275,000  
 Square Footage: 545  
 Council Tax Band: B  
 Tenure: Freehold  
 Service Charge: N/A  
 Sat Nav Directions: M20 2LB

A beautifully presented period terraced property in this very popular West Didsbury location, tucked away in a cul de sac just a short stroll from the heart of the village and with easy access to the Metro. The property has recently been refurbished and boasts a stunning new shower room, contemporary and surprisingly spacious kitchen with a separate, most attractive lounge to the front and particularly spacious master bedroom.

The layout is made up of a lounge at the front with large window flooding it with natural light, a door leads to the fitted kitchen which houses a comprehensive range of units and integrated appliances and useful under stairs alcove area. A useful utility area beyond gives space for a washing machine and has the door leading to the rear courtyard and a second door accessing the recently refitted shower room with stunning contemporary tiling, a large walk in shower cabinet and wall hung hand wash basin.

On the first floor the landing leads to the large master bedroom at the front, with ample alcove space for freestanding wardrobes, whilst the second good sized bedroom at the rear has a useful built in over stairs wardrobe/ store cupboard and loft hatch access.

Externally there is a small yard to the rear with gated access to the walkway at the back. To the front, Orchard Grove is renowned for its 'pavement' garden where many residents enjoy its sunny aspect frontage.

**Energy Performance Certificate**

28, Orchard Grove, MANCHESTER, M20 2LB

Dwelling type: Mid-terrace house  
 Date of assessment: 20 April 2009  
 Date of certificate: 20 April 2009  
 Reference number: 0558-2831-8840-0121-1201  
 Total floor area: 60 sqm

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		
Band	Current	Potential	Band	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		

Energy Efficiency Rating: 65 (Current), 70 (Potential)  
 Environmental Impact (CO<sub>2</sub>) Rating: 64 (Current), 69 (Potential)

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

	Current	Potential
Energy use	260 kWh/m <sup>2</sup> per year	240 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.2 tonnes per year	2.0 tonnes per year
Lighting	£51 per year	£28 per year
Heating	£425 per year	£402 per year
Hot water	£38 per year	£24 per year

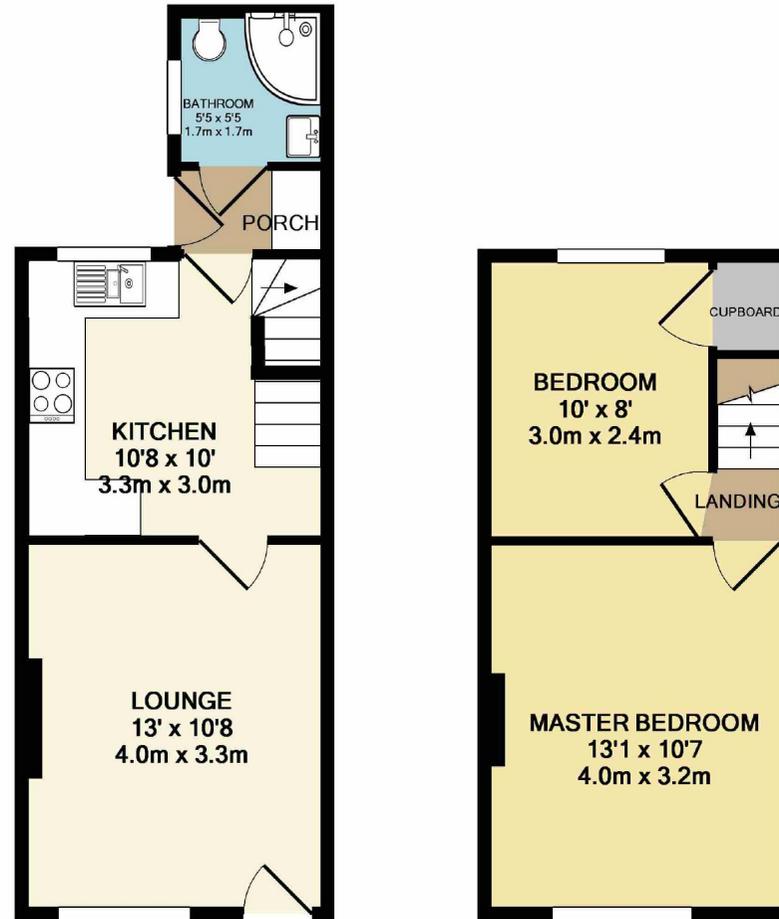
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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

The address and energy rating of the dwelling in this EPC may be given to EPC to provide information on how to take action and to find out about offers available to make your home more energy efficient. Call 0800 912 812 or visit [www.energyrating.gov.uk/myhome](http://www.energyrating.gov.uk/myhome)

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GROUND FLOOR  
APPROX. FLOOR  
AREA 296 SQ.FT.  
(27.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 249 SQ.FT.  
(23.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 545 SQ.FT. (50.6 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.