

JULIAN
WADDEN





82 Fog Lane
Didsbury
Guide price £650,000



Square Footage: 1554
Council Tax Band: E
Tenure: Freehold
Service Charge:N/A
Sat Nav Directions: M20 6AG

A stunningly presented, chain free detached family home in this very popular residential location a short stroll to Didsbury village, close to Fog Lane park and zoned for popular local schools. Having been the subject of a back to brick renovation, the property now offers beautifully balanced accommodation in move in condition which is bound to appeal to the family buyer and further boasts ample off road parking and a south facing rear garden.

The ground floor benefits from underfloor heating and comprises a spacious hallway with large under stairs storage cupboard, a bay fronted lounge to the front elevation, a superb dual aspect family room, a useful separate utility room and downstairs WC, and a fantastic kitchen/ diner which spans the whole width of the rear. This dining area has bi-fold doors opening the rear garden, whilst the kitchen space is fitted with contemporary units and quartz work surfaces and incorporates a excellent range of integrated appliances.


On the first floor the split level landing leads to 4 double bedrooms, all good sizes with the master bedroom enjoying a modern en-suite shower room/ WC in addition to a large family bathroom.

From the landing there is a pull down ladder giving access to a large boarded loft space which may give even further potential if desired.

Externally there is a block paved 'in and out' driveway giving ample off road parking whilst to the rear is a newly landscaped, south facing garden complete with patio, lawn and neat panel fencing with ample space at the side for a shed and gated access to the front.



Energy Performance Certificate


HM Government

82, Fog Lane, MANCHESTER, M20 6AG

Dwelling type: Detached house	Reference number: 8900-4005-4720-3756-1033	
Date of issue: 30 October 2017	Rating: R25AP existing dwelling	
Date of certificate: 30 October 2017	Total floor area: 140 m ²	

Use this document to:

- Complete 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:	£ 3,891
Over 3 years you could save	£ 321

Estimated energy costs of this home													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #f2f2f2;">Current costs</th> <th style="background-color: #f2f2f2;">Potential costs</th> <th style="background-color: #f2f2f2;">Potential future savings</th> </tr> <tr> <td>Lighting £ 252 over 3 years</td> <td>£ 252 over 3 years</td> <td rowspan="3" style="text-align: center; vertical-align: middle;"> <div style="border: 2px solid green; padding: 10px; width: 100px; margin: 0 auto;"> You could save £ 321 over 3 years </div> </td> </tr> <tr> <td>Heating £ 3,584 over 3 years</td> <td>£ 3,033 over 3 years</td> </tr> <tr> <td>Hot Water £ 285 over 3 years</td> <td>£ 285 over 3 years</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">£ 3,891</td> <td style="text-align: right;">£ 3,570</td> </tr> </table>	Current costs	Potential costs	Potential future savings	Lighting £ 252 over 3 years	£ 252 over 3 years	<div style="border: 2px solid green; padding: 10px; width: 100px; margin: 0 auto;"> You could save £ 321 over 3 years </div>	Heating £ 3,584 over 3 years	£ 3,033 over 3 years	Hot Water £ 285 over 3 years	£ 285 over 3 years	Total	£ 3,891	£ 3,570
Current costs	Potential costs	Potential future savings											
Lighting £ 252 over 3 years	£ 252 over 3 years	<div style="border: 2px solid green; padding: 10px; width: 100px; margin: 0 auto;"> You could save £ 321 over 3 years </div>											
Heating £ 3,584 over 3 years	£ 3,033 over 3 years												
Hot Water £ 285 over 3 years	£ 285 over 3 years												
Total	£ 3,891	£ 3,570											

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. The ecological energy use for running appliances like TV's, computers and cookers, and electricity generated by microwaving.

Energy Efficiency Rating

See energy efficiency banding scale on page 1

Current	Potential
	

The graph shows the average energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the upper limit of what you could achieve on page 3.

The average energy efficiency rating for a dwelling in England and Wales is based on E rating 60.

The EPC rating takes into account the energy use and may be different to the energy use is consumed by individual occupants.

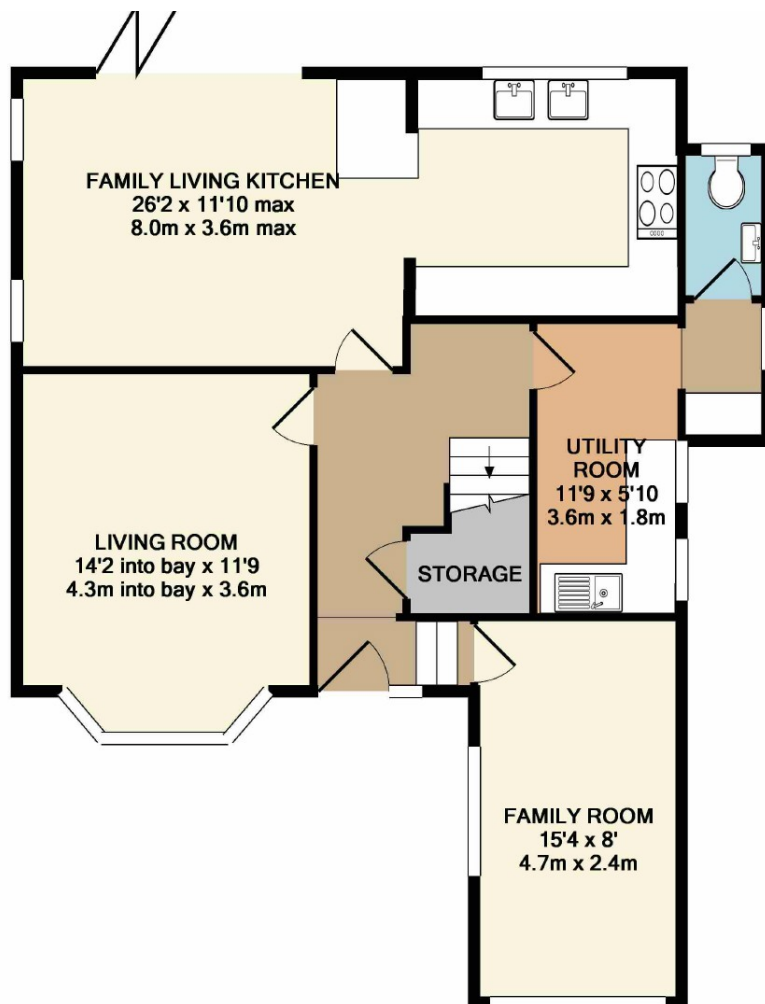
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - 18,000	£ 234
2 Solid photographic panels, 2.5 W/mV	£5,000 - 18,000	£ 771

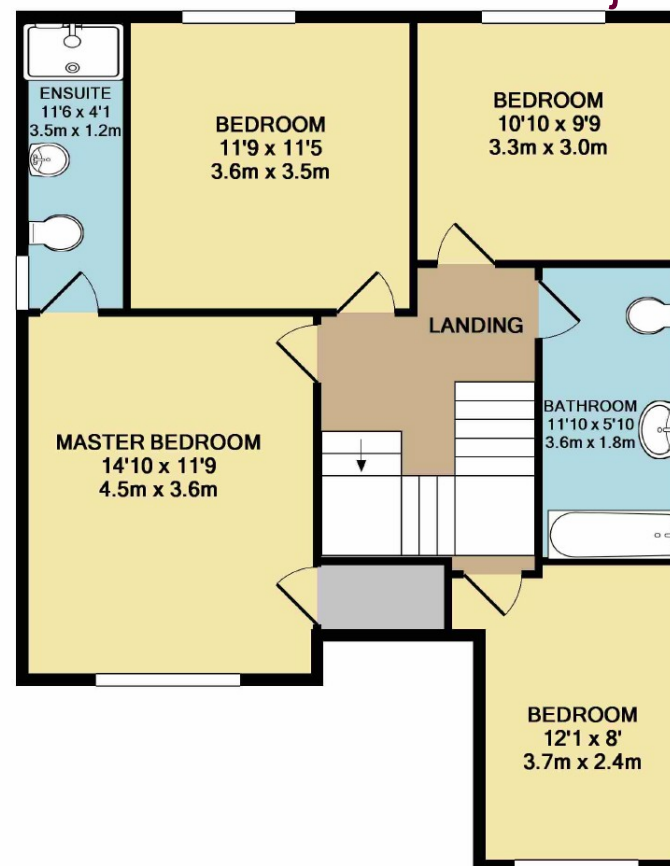
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-and-loans or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and more energy efficient.

Page 1 of 4





GROUND FLOOR
APPROX. FLOOR
AREA 807 SQ.FT.
(75.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 747 SQ.FT.
(69.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1554 SQ.FT. (144.4 SQ.M.)
Made with Metropix ©2018

Didsbury Branch
764B Wilmslow Road, Manchester, M20 2DR | 0161 434 4311
didsbury@julianwadden.co.uk | www.julianwadden.co.uk

**JULIAN
WADDEN**

FOR FACTS STATS AND ALL THINGS DIDSBURY VISIT
WWW.DIDSBURYPROPERTYBLOG.COM

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.

rightmove

