

JULIAN
WADDEN





4 Gaddum Road
Didsbury
Offers in excess of £600,000



Square Footage: 1935
Council Tax Band: D
Tenure: Freehold
Service Charge:N/A
Sat Nav Directions: M20 6SZ

VIEWINGS TO COMMENCE ON 5TH JAN. Positioned on a hugely sought after and centrally located road, close to Beaver Road Primary, around the corner from the Metro and just a few minutes walk into the heart of Didsbury village is this handsome semi detached period home which offers extensive accommodation over 4 floors. Benefitting from a cellar conversion as well as the creation of a loft room, there is extensive accommodation which retains many attractive period features whilst also offering scope for decorative updating.

The accommodation comprises an entrance hallway, a charming bay fronted lounge with feature fire place, a sizable kitchen to the rear which now opens through to a large living/ dining area with glazed double doors leading to a conservatory and the garden beyond.

On the first floor the landing gives access to 3 double bedrooms, the family bathroom and a useful 'dressing' room/ formally the fourth bedroom which gives stairway access up to the loft room which boasts extensive eaves storage and enjoys a number of skylight windows which flood the space with natural light.

At basement level there is now a further reception room/ occasional bedroom with separate access via a few steps up to the rear garden, a useful office, a down stairs WC and separate store room.

Externally there is a garden frontage with low wall boundary along the pavement next to the unrestricted on street parking and gated access down the side of the house leading to the rear garden. The rear garden enjoys a southerly aspect, is landscaped with a raised deck which runs adjacent to the rear of the house and conservatory. A lawned section and raised planter bed sits beyond the deck, and the whole garden has a panel fence surround.



Energy Performance Certificate

4, Gaddum Road, MANCHESTER, M20 6SZ

Dwelling type: Semi-detached house

Reference number: 9015-2863-7090-9927-3481

Date of assessment: 27 November 2013

Type of assessment: RdSAP existing dwelling

Date of certificate: 28 November 2013

Total floor area: 200 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 installing improvement measures

Estimated energy costs of dwelling for 3 years:

Over 3 years you could save

£ 6,387

£ 1,674

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 441 over 3 years	£ 249 over 3 years	
Heating	£ 5,648 over 3 years	£ 4,167 over 3 years	
Hot Water	£ 297 over 3 years	£ 297 over 3 years	
Totals	£ 6,387	£ 4,713	You could save £ 1,674 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

Very energy efficient - lower running costs

100-91% A

90-81% B

80-69% C

68-55% D

54-48% E

47-39% F

38-35% G

34-27% H

25-23% I

Very energy efficient - higher running costs

Current

Potential

69

80

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 based on a rating of 69.

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 Internal or external wall insulation	£4,000 - £14,000	£ 1,365
2 Floor insulation	£800 - £1,200	£ 147
3 Low energy lighting for all fixed outlets	£80	£ 158

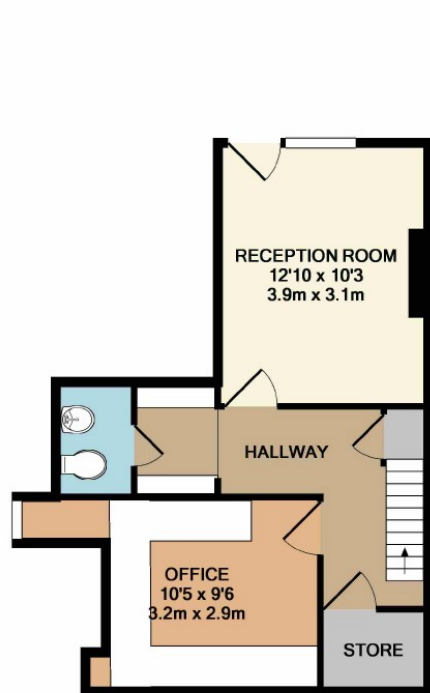
See page 3 for a full list of recommendations for this property.

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

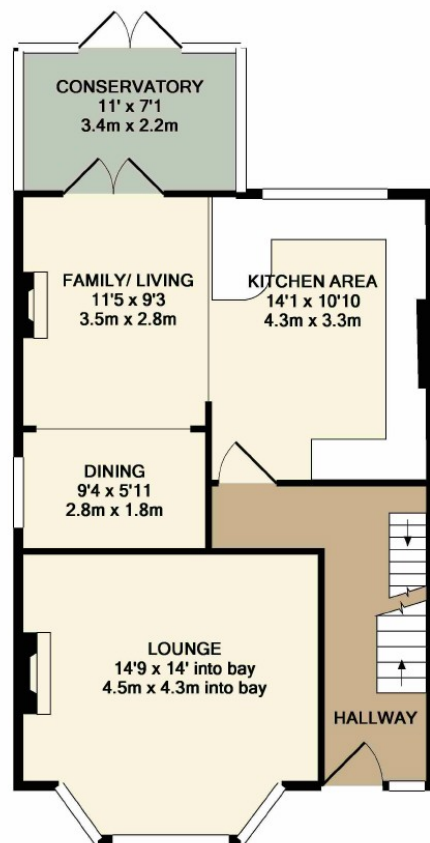
Page 1 of 4

A photograph of a bedroom with a large window featuring red curtains. A bed with a patterned duvet is positioned against a blue wall. To the right, there is a wooden wardrobe and a desk with a chair. The room is bright and well-lit, with a red rug on the floor.

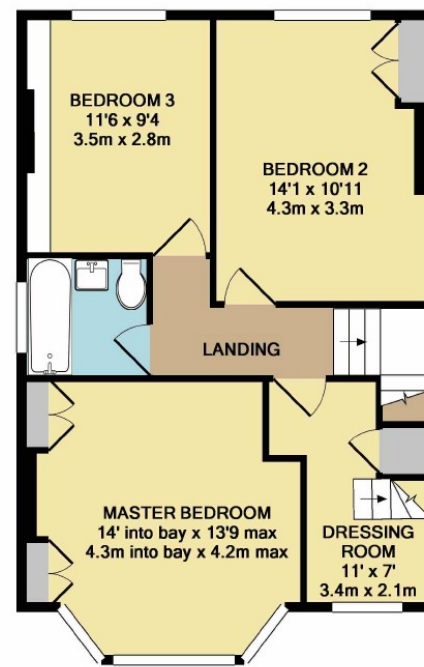
A photograph of a garden with a green lawn and a wooden fence. In the background, there is a brick house with a chimney. A wooden deck and a chair are visible in the foreground. The garden is well-maintained and has a pleasant atmosphere.



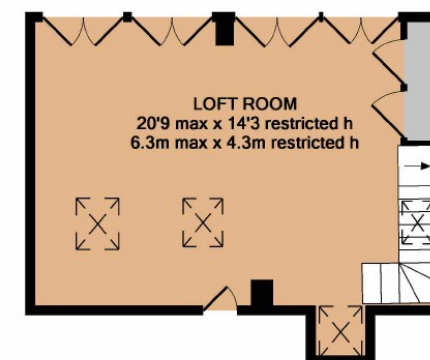
BASEMENT LEVEL
APPROX. FLOOR
AREA 375 SQ.FT.
(34.9 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 677 SQ.FT.
(62.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 592 SQ.FT.
(55.0 SQ.M.)
TOTAL APPROX. FLOOR AREA 1935 SQ.FT. (179.8 SQ.M.)
Made with Metropix ©2018



2ND FLOOR
APPROX. FLOOR
AREA 290 SQ.FT.
(26.9 SQ.M.)

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

The Property
Ombudsman