

**JULIAN  
WADDEN**





# 4 Dame Hollow Heald Green



Guide price £239,950  
 Square Footage: 744  
 Council Tax Band: D  
 Tenure: Freehold  
 Service Charge: N/a  
 Sat Nav Directions: SK8 3HX

Julian Wadden are delighted to bring to the market this beautifully presented, 2/3 bedroom (The original third bedroom is currently opened up on to bedroom one via an arch. The arch would need bricking back up to turn it back in to a three bedroom property), modern, detached property. Located on a quiet cul-de-sac close by to local schools and amenities, the property, which would make a great family home, comprises: entrance hall, a spacious bay fronted living room, a modern kitchen with door to rear gardens, and a dining conservatory with French doors to rear. To the first floor is the main bedroom which opens up on to the original third bedroom which is now being used as a dressing room, a second double bedroom, and a three piece bathroom suite with in bath shower unit. Externally there are formal gardens and block paved driveway to front, further driveway to side, with beautifully maintained gardens to rear. Internal viewing essential!

**Energy Performance Certificate** HM Government

4, Dame Hollow, Heald Green, CHEADLE, SK8 3HX  
 Dwelling type: Detached house Reference number: 0154-2851-7298-9968-0051  
 Date of assessment: 19 January 2018 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 21 January 2018 Total floor area: 69 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:** £ 2,280  
**Over 3 years you could save:** £ 465

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 147 over 3 years	You could save £ 465 over 3 years
Heating	£ 1,134 over 3 years	£ 1,448 over 3 years	
Hot Water	£ 207 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 2,280</b>	<b>£ 1,815</b>	

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**

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**

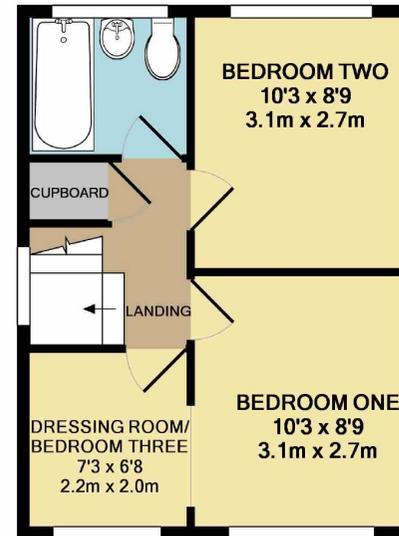
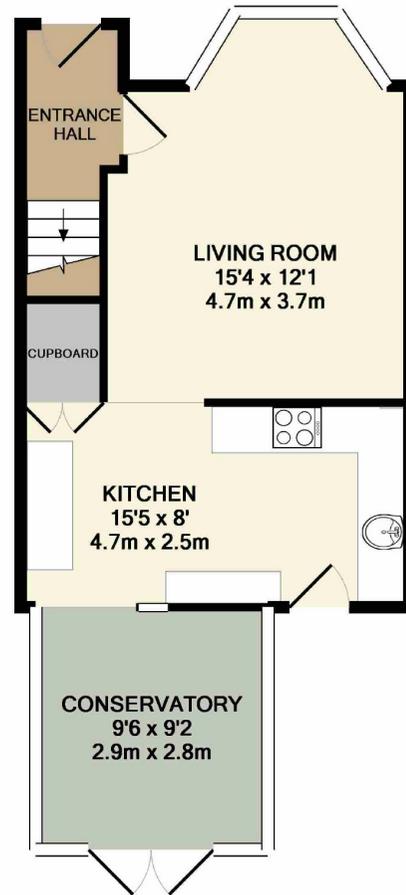
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 158
2 Floor insulation (solid floor)	£4,000 - 10,000	£ 114
3 Low energy lighting for all fixed outlets	£40	£ 117

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-graphs](http://www.gov.uk/energy-graphs) or call 0800 528 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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1ST FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.  
(29.3 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 429 SQ.FT.  
(39.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 744 SQ.FT. (69.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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