

JULIAN  
WADDEN




61 Canada Street  
Heaviley  
Guide price £144,950



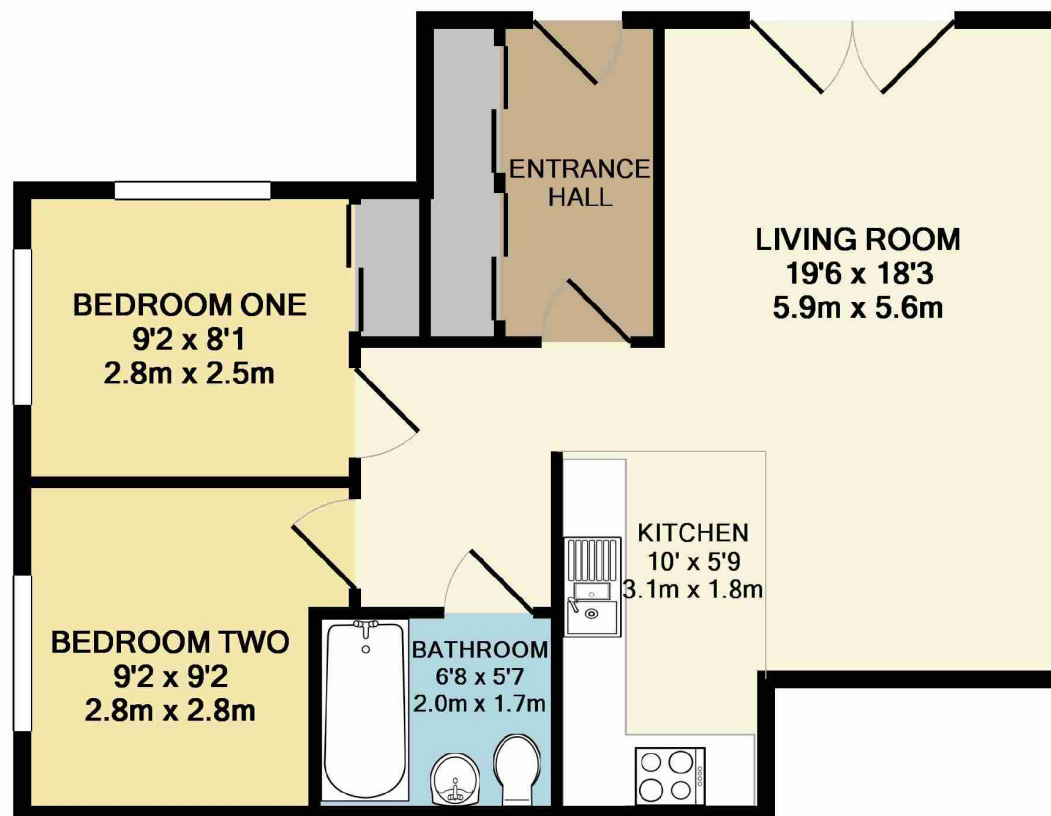
Square Footage: 547  
Council Tax Band: TBC  
Tenure: Leasehold - share of freehold  
Service Charge:N/A  
Sat Nav Directions: SK2 6EF

Julian Wadden are delighted to bring to the market this stunning, two bedroom, ground floor apartment set within a NEW BUILD development of two apartments. The property is located close by to local schools, transport links and amenities, on the corner of Canada Street and Maple Close within the popular area of Heaviley. In brief the property comprises: entrance hall incorporating large storage cupboards, a spacious living room with French doors to front incorporating an open plan kitchen area, two well proportioned bedrooms and a three piece bathroom with in bath shower unit. Externally there are private lawned gardens and a driveway for one car to front. Internal viewing of this property is highly recommended.



Energy Performance Certificate			
81, Canada Street, STOCKPORT, SK2 6EF			
Dwelling type:	Ground-floor flat	Reference number:	0059-3895-7894-0798-8025
Date of assessment:	15 August 2018	Type of assessment:	SAP, new dwelling
Date of certificate:	15 August 2018	Total floor area:	54 m <sup>2</sup>
Use this document to:			
* Compare current ratings of properties to see which properties are more energy efficient			
Estimated energy costs of dwelling for 3 years:			£ 792
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 128 over 3 years	£ 128 over 3 years	
Heating	£ 492 over 3 years	£ 492 over 3 years	
Hot Water	£ 174 over 3 years	£ 174 over 3 years	Not applicable
Totals	£ 792	£ 792	
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 excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.			
Energy Efficiency Rating			
	Current	Potential	
Not energy efficient - lower rating costs			
100-484kWh (1-2)			
485-599kWh (3-4)			
600-799kWh (5-6)			
800-1049kWh (7-9)			
1050-1299kWh (10-12)			
Not energy efficient - higher rating costs			
The graph shows the current energy efficiency of your home.			
The higher the rating the lower your fuel bills are likely to be.			
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.			





TOTAL APPROX. FLOOR AREA 547 SQ.FT. (50.8 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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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.

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