

JULIAN  
WADDEN





26 Hartington Drive  
Hazel Grove  
Guide price £279,950





Square Footage: 920  
Council Tax Band: C  
Tenure:  
Service Charge:N/A  
Sat Nav Directions: SK7 6ER

A RECENTLY REFURBISHED AND IMMACULATELY PRESENTED, three bedroom, semi-detached property, located on a quiet road in a sought after residential location. The property, which underwent a full refurbishment circa 18 months ago, comprises: entrance hall with storage cupboard off, a modern fitted kitchen, a spacious living room, and a large Orangery with French doors leading to rear gardens. To the first floor is the main bedroom, two further well proportioned bedrooms, and a contemporary four piece bathroom suite. Externally there is a paved driveway to front and side with parking for at least three cars, with generous lawned gardens and raised stone chipped seating area to rear.

Internal viewing highly recommended!



Energy Performance Certificate

26, Harrington Drive, Hazel Grove, STOCKPORT, SK7 6ER

Dwelling type: Semi-detached house

Reference number: 0378-5013-7287-4826-3004

Date of assessment: 03 March 2016

Type of assessment: RdSAP existing dwelling

Date of certificate: 07 March 2016

Total floor area: 70 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 taking improvement measures

Estimated energy costs of dwelling for 3 years:

£ 2,382

Over 3 years you could save

£ 765

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	
Heating	£ 1,988 over 3 years	£ 1,209 over 3 years	
Hot Water	£ 200 over 3 years	£ 204 over 3 years	
Totals	£ 2,382	£ 1,617	You could save £ 765 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

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.

100 (A+++)

95 (A++)

90 (A+)

85 (A)

80 (B+)

75 (B)

70 (C+)

65 (C)

60 (D)

55 (E)

50 (F)

45 (G)

40 (H)

35 (I)

30 (J)

25 (K)

20 (L)

15 (M)

10 (N)

5 (O)

0 (P)

Current

Potential

84

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

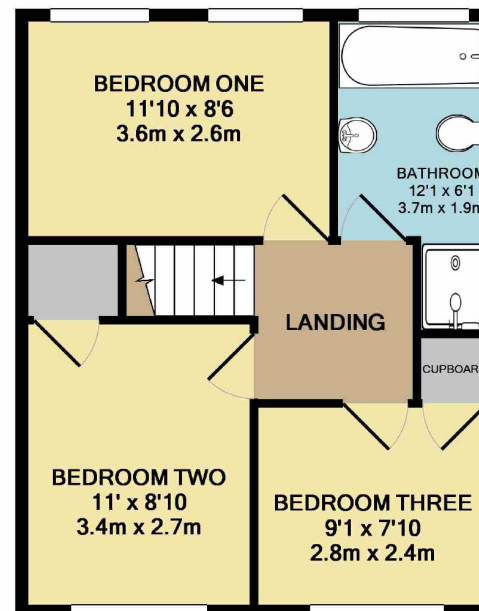
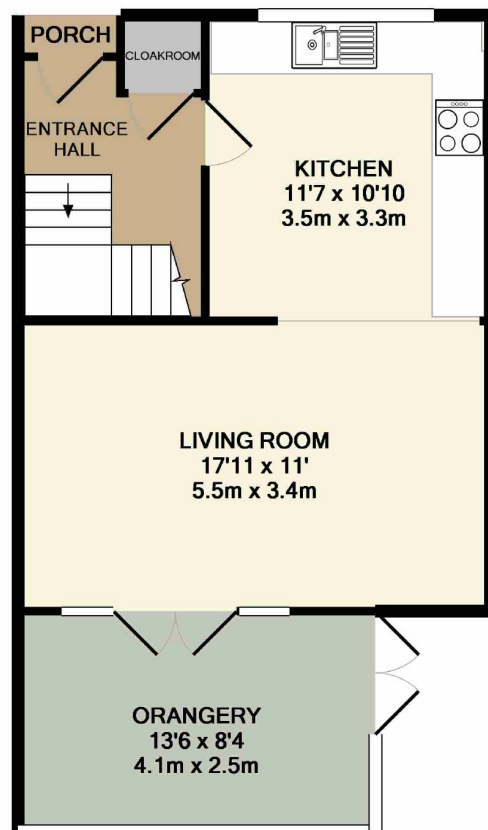
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 480
2 Floor insulation (suspended floor)	£800 - £1,200	£ 114
3 Heating controls (room thermostat)	£350 - £450	£ 69

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-guidance](http://www.gov.uk/energy-guidance) calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

A photograph of a bedroom. It features a large bed with a floral patterned duvet, a wooden desk with a mirror, and a large wardrobe with a sliding door. The room has a window with white frames and a radiator.

A photograph of a two-story brick house. It has a large garden with a lawn and a conservatory. The house is surrounded by a wooden fence and has a paved driveway. The sky is blue with some clouds.



**1ST FLOOR**  
APPROX. FLOOR  
AREA 404 SQ.FT.  
(37.5 SQ.M.)

**TOTAL APPROX. FLOOR AREA 920 SQ.FT. (85.5 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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