

**JULIAN
WADDEN**





30 Scholars Drive
Edgeley
Guide price £290,000



Square Footage: 1319
 Council Tax Band: D
 Tenure: Leasehold
 Service Charge:TBC
 Sat Nav Directions: SK3 0BS

Occupying a generous corner plot on a much sought after residential cul-de-sac is this beautifully presented, four bedroom, three storey, modern, townhouse with integrated garage. The property, which would make a fantastic family home, comprises: a 21 foot entrance hallway with three piece shower room off, a fourth bedroom/play room with French doors to rear, a utility room with further door to rear gardens, and a 17 foot integral garage with up and over door to front and courtesy door back to entrance hallway. To the first floor is a spacious lounge with Juliette balcony, and a modern dining kitchen with integrated appliances and another Juliette balcony. The second floor consists of the master bedroom with built in wardrobes and a three piece ensuite, two further well proportioned bedrooms, and a three piece family bathroom. Externally the property benefits from a huge corner plot with driveway and lawned gardens to front, with spacious lawned gardens and stone paved patio area to rear. Internal viewing highly recommended!

Energy Performance Certificate

30, Scholars Drive
 STOCKPORT
 SK3 0BS

Dwelling type: End-terrace house
 Date of assessment: 6 June 2009
 Date of certificate: 8 June 2009
 Reference number: 0168-9281-6216-6821-9044
 Total floor area: 110 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Band	Current	Potential	Band	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		

England & Wales
 01/01/2008 to 31/03/2012

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy used, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	131 kWh per year	123 kWh per year
Carbon dioxide emissions	2.3 tonnes per year	2.2 tonnes per year
Lighting	£86 per year	£56 per year
Heating	£208 per year	£133 per year
Hot water	£108 per year	£108 per year

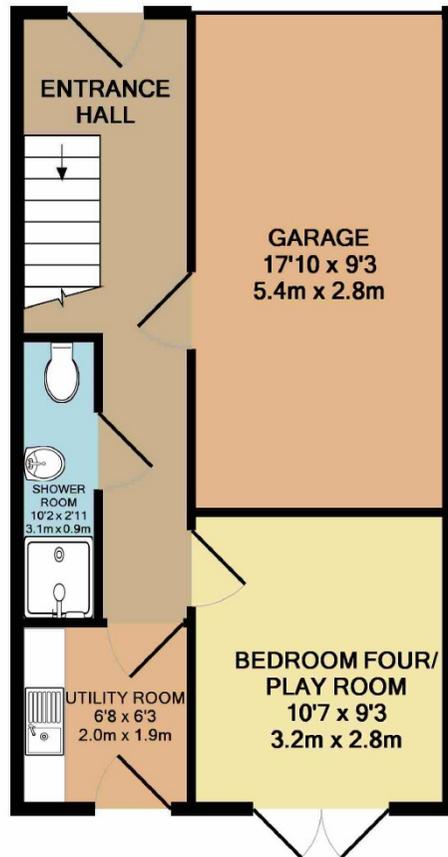
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water in this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been produced for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

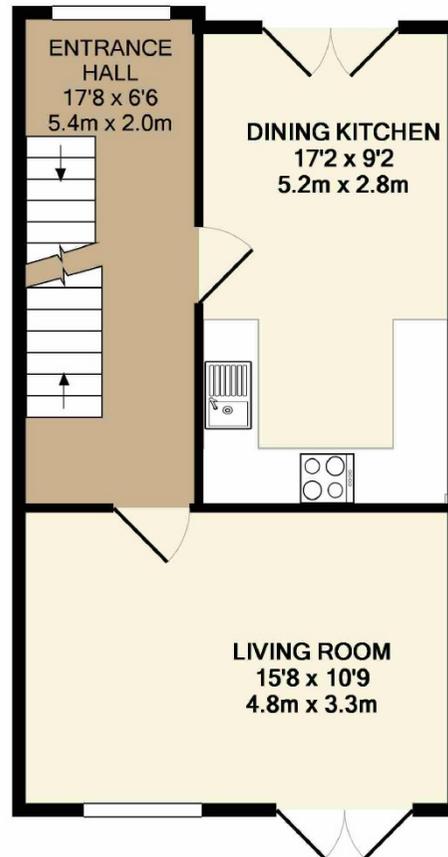
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and simple way to identify the most energy-efficient products of their kind. For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energyratingtrust.org.uk/myhome

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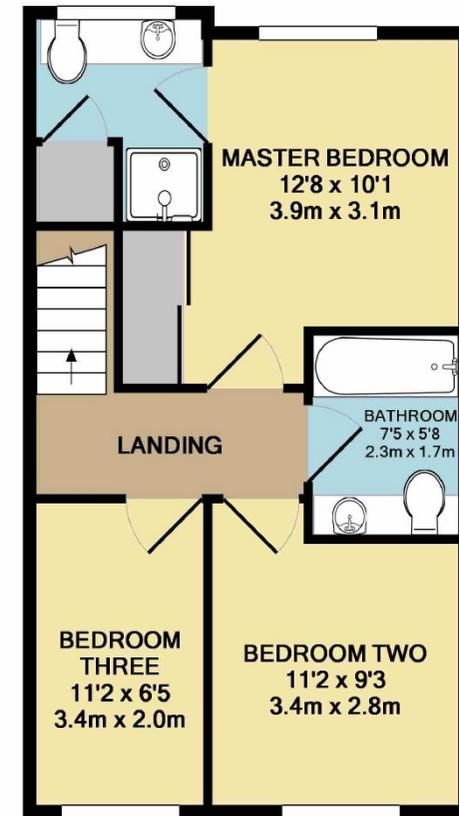




GROUND FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1319 SQ.FT. (122.6 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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