

# JULIAN WADDEN





# Fern Cliff Mauldeth Road Heaton Mersey



Guide price £1,475,000  
 Square Footage: 6997  
 Council Tax Band: G  
 Tenure: Freehold  
 Service Charge:N/A  
 Sat Nav Directions: SK4 3NG

One of the finest private detached residences within The Heaton, Fern Cliff stands in over an acre of land set back from Mauldeth Road in secluded grounds. Being sold with an additional period Coach House located to the rear, this unique Victorian residence offers the chance of a lifetime to acquire one of South Manchester's most remarkable houses. This astonishing home with ambassadorial proportions is spread over 6997 square feet of accommodation and provides great charm and character, retaining an abundance of original features. Accessed via a private drive leading from electric gates, Fern Cliff sits majestically surrounded by Rhododendrons and various mature trees which provides a rural oasis yet only within strolling distance to The Heaton's fashionable café society. A home of historical importance, the property used to be the home for The Lord Mayor of Manchester. This most amazing family home offers great potential and really must be viewed to be fully appreciated. Please call Julian Bethell the company Director for more details.

**Energy Performance Certificate**

18, Mauldeth Road, STOCKPORT, SK4 3NG

Dwelling type: Detached house Reference number: 0248-3063-7273-4066-2904  
 Date of assessment: 04 July 2016 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 25 July 2016 Total floor area: 480 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:** £ 36,213  
**Over 3 years you could save** £ 26,863

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 867 over 3 years	£ 466 over 3 years	£ 401
Heating	£ 23,806 over 3 years	£ 8,472 over 3 years	£ 15,334
Hot Water	£ 1,740 over 3 years	£ 423 over 3 years	£ 1,317
<b>Totals</b>	<b>£ 36,213</b>	<b>£ 9,360</b>	<b>£ 26,853</b>

**Energy Efficiency Rating**

Very energy efficient - lower running costs  
 100-91% A+  
 90-81% A  
 80-69% B  
 55-54% C  
 53-49% D  
 47-38% E  
 35-33% F  
 1-2% G

Current: 70 Potential: 70

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).

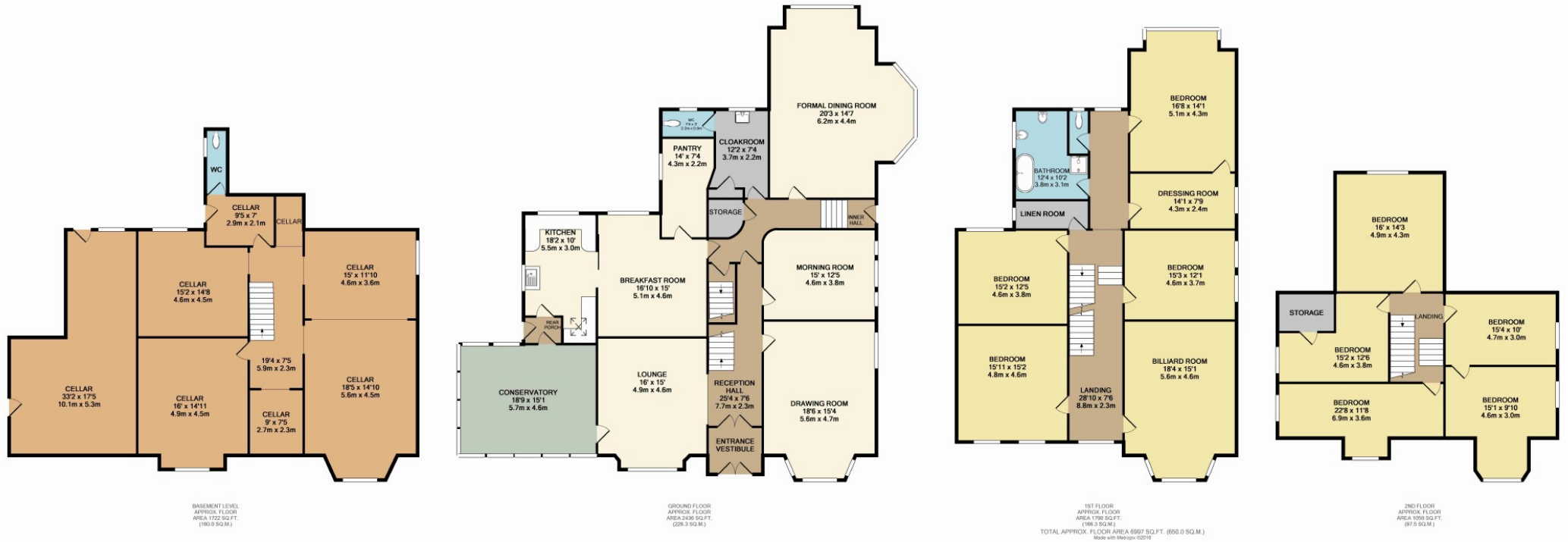
**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Room-in-roof insulation	£1,500 - £2,700	£ 3,861	✓
2. Internal or external wall insulation	£4,000 - £14,000	£ 6,679	✓
3. Floor insulation (suspended floor)	£ 800 - £1,200	£ 1,038	✓

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.direct.gov.uk/saveenergy](http://www.direct.gov.uk/saveenergy) or call 0800 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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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.