

JULIAN WADDEN





32 Thornhill Road Heaton Mersey



Guide price £489,950
 Square Footage: 1657
 Council Tax Band: D
 Tenure: Freehold
 Service Charge: N/A
 Sat Nav Directions: SK4 3HL

Positioned on an impressive plot on a highly sought after Heaton Mersey Road is this extended four bedroom semi detached property. Offering space in abundance both inside and out, this dwelling is ideal for a growing family with accommodation in brief comprising: porch, entrance hallway, downstairs WC, bay fronted sitting room, 20ft rear reception room, conservatory and a modern fitted breakfast kitchen. The first floor offers three well proportioned bedrooms and a family bathroom providing a three piece suite. Stairs rise again to a substantial fourth bedroom complete with an ensuite shower room. To the front, this property boasts a large block paved driveway which continues down the side where it meets an 18ft detached garage. The rear offers a generous lawned garden with mature borders and paved patio areas ideal for a table and chairs. Conveniently located for Heaton Moor village and other local amenities this family home is sure to attract a lot of interest, please contact our office for further details.

Energy Performance Certificate HM Government

32, Thornhill Road, STOCKPORT, SK4 3HL
 Dwelling type: Semi-detached house
 Date of assessment: 24 February 2014
 Date of certificate: 27 February 2014
 Reference number: 8808-9047-8029-3326-4243
 Type of assessment: RDSAP existing dwelling
 Total floor area: 188 m²

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 making improvement measures

Estimated energy costs of dwelling for 3 years:	
Estimated energy costs of dwelling for 3 years:	£ 4,866
Over 3 years you could save	£ 1,533

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 342 over 3 years	£ 240 over 3 years	£ 102
Heating	£ 4,143 over 3 years	£ 2,776 over 3 years	£ 1,367
Hot Water	£ 381 over 3 years	£ 315 over 3 years	£ 66
Totals	£ 4,866	£ 3,333	£ 1,533

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

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.

Current	Potential
70	62

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

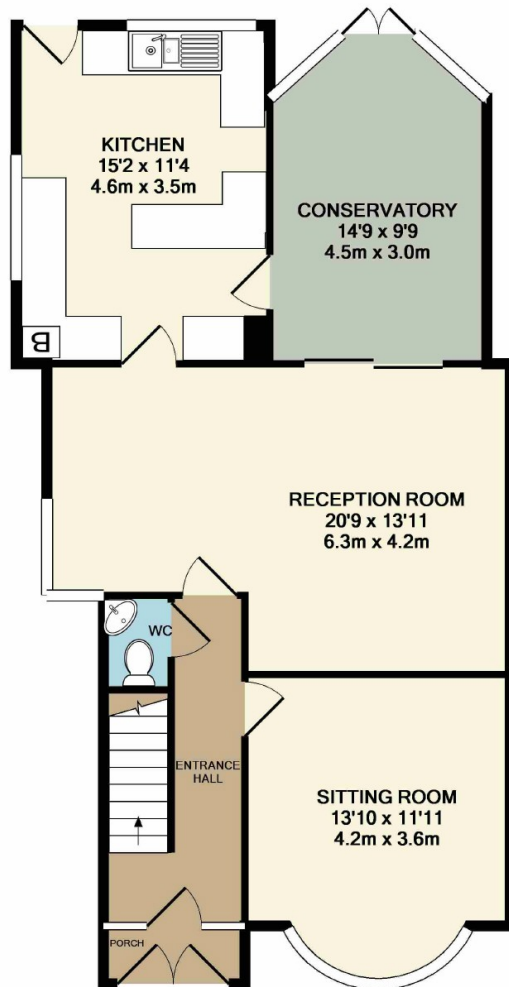
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 429	Yes
2 Floor insulation	£800 - £1,200	£ 201	Yes
3 Low energy lighting for all fixed outlets	£40	£ 81	Yes

See page 3 for a full list of recommendations for this property.

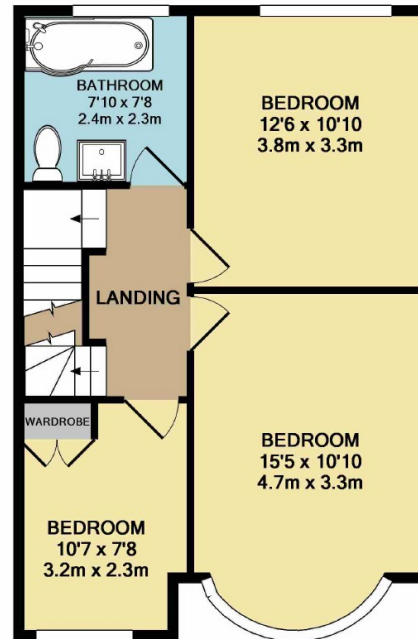
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk or contact the Green Deal advice line on 0800 122 1234 (weekdays 9am-5pm). The Green Deal may enable you to make your home warmer and cheaper to run.

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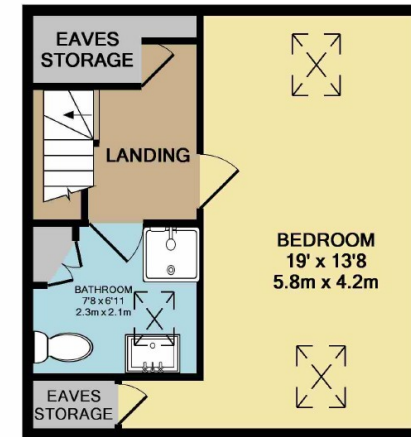




GROUND FLOOR
APPROX. FLOOR
AREA 820 SQ.FT.
(76.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 503 SQ.FT.
(46.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1657 SQ.FT. (154.0 SQ.M.)
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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.