

JULIAN  
WADDEN







## 5 Poplar Road Burnage







Guide price £250,000  
Square Footage: 1029  
Council Tax Band: C  
Tenure: Freehold  
Service Charge:  
Sat Nav Directions: M19 1QH

Offered to market with no onwads chain is this beautifully presented and most spacious three bedroom extended 1930's semi detached property situated in a cul-de-sac location within strolling distance to Burnage train station and easy reach of Didsbury village. Benefitting from a high specification finished throughout along with a superbly presented sun room flooding the rear of the property with natural light. Ideally zoned for local reputable schools and excellent commuter links this property is a must view.

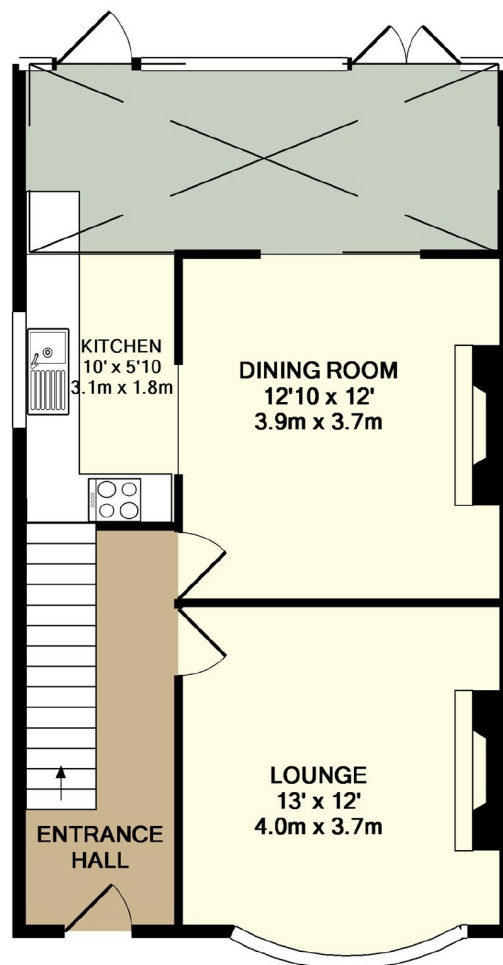
In brief the accommodation comprises to the ground floor; entrance hallway with useful under stairs storage, lounge benefitting from a bay window, spacious dining room leading through into the modern kitchen and extended sun room , with french doors leading onto the rear garden. To the first floor; modern three piece bathroom, with two spacious double bedroom and a further single bedroom.

Externally the front reveals a paved driveway which extends down the side of the property providing ample off road parking, whilst to the rear there are beautiful landscape gardens largely laid to lawn with patio area.  
NB. The marketing photos displayed were taken before the present occupiers moved in and some of the decor may have changed.

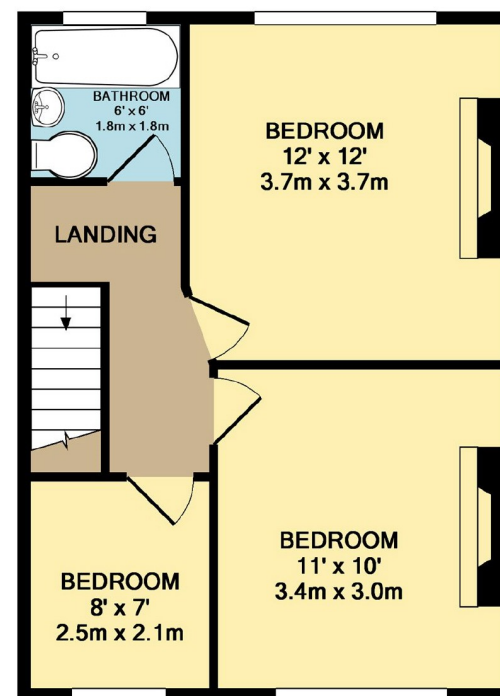


Energy Performance Certificate			
6, Poplar Road, MANCHESTER, M19 1QH			
Dwelling type:	Semi-detached house	Reference number:	8202-5202-8520-4727-6643
Date of assessment:	26 June 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	03 July 2014	Total floor area:	68 m <sup>2</sup>
Use 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:		£ 2,796	
Over 3 years you could save		£ 822	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 324 over 3 years	£ 174 over 3 years	
Heating	£ 1,580 over 3 years	£ 1,572 over 3 years	
Hot Water	£ 522 over 3 years	£ 228 over 3 years	
Totals	£ 2,796	£ 1,974	
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.			
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. Floor insulation	£800 - £1,200	£ 170	✓
2. Low energy lighting for all fixed outlets	£60	£ 125	✓
3. Heating controls (room thermostat)	£350 - £450	£ 102	✓
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 <a href="http://www.green-deal.gov.uk">www.green-deal.gov.uk</a> or call 0800 123 1234 (standard landline rate). The Green Deal may enable you to make your home warmer and cheaper to run.			
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GROUND FLOOR  
APPROX. FLOOR  
AREA 581 SQ.FT.  
(53.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 448 SQ.FT.  
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1029 SQ.FT. (95.6 SQ.M.)  
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**JULIAN  
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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.