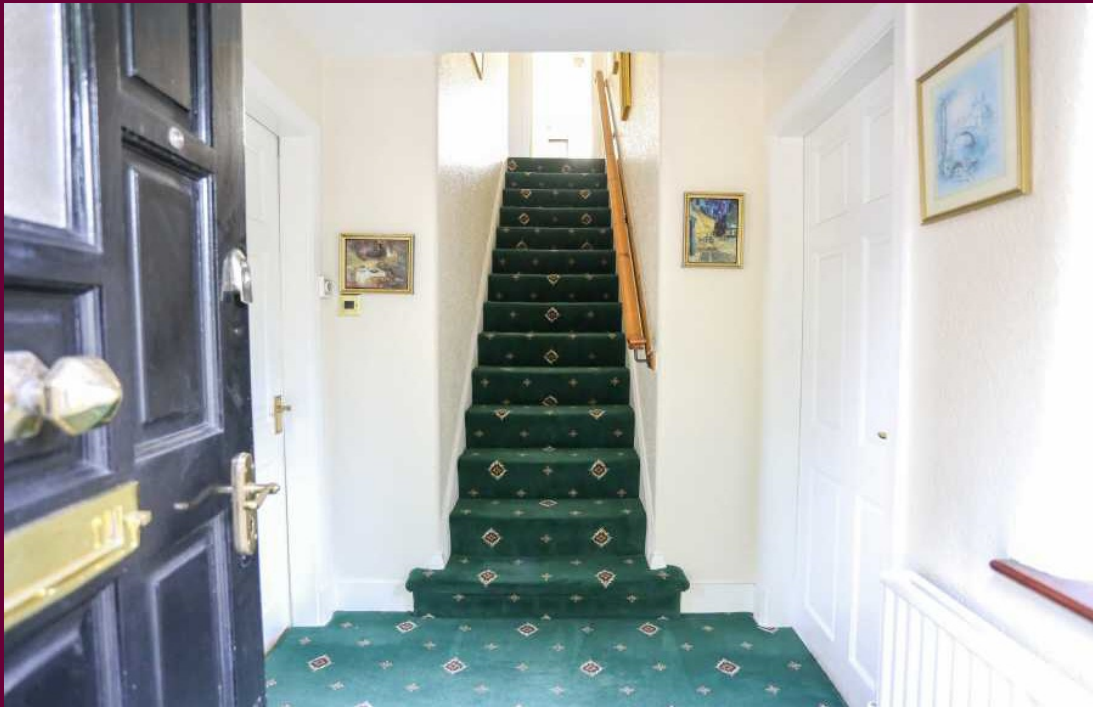


JULIAN WADDEN



401 Didsbury Road
Heaton Mersey



Guide price £440,000
Square Footage: 1417
Council Tax Band: F
Tenure: Freehold
Service Charge:N/A
Sat Nav Directions: SK4 3HB

Positioned in a desirable zone of Heaton Mersey is this unique extended three bedroom detached property offered to the market with NO CHAIN.

Ideally located for local schools and transport links this family home provides over 1400sq ft of accommodation, in brief comprising: inviting entrance hall, generous lounge, formal dining room with French doors to the rear garden, L-shaped kitchen diner with boiler room off, a downstairs shower room and a sitting room. A single storage chamber is also found. Stairs rise to the first floor landing with doors to three well proportioned double bedrooms (one of which boasts a useful gallery off), a family bathroom and separate WC.

Externally, off road parking is found to the front and continues to the side of the property where it meets a detached garage. To the southerly facing rear, generous yet private lawned gardens are found and a paved patio area ideal for for a large table and chairs. This wonderful family home must be viewed to be fully appreciated, please contact our office to arrange.



Energy Performance Certificate

401, Disbury Road, STOCKPORT, SK4 3HB

Dwelling type: Detached house

Reference number: 9478-3030-7249-5353-0954

Date of assessment: 13 November 2017

Type of assessment: RDSAP existing dwelling

Date of certificate: 13 November 2017

Total floor area: 136 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 installing improvement measures

Estimated energy costs of dwelling for 3 years:

Over 3 years you could save

£ 3,792

£ 723

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 477 over 3 years	£ 262 over 3 years	£ 215 over 3 years
Heating	£ 2,383 over 3 years	£ 2,353 over 3 years	£ 30 over 3 years
Hot Water	£ 432 over 3 years	£ 294 over 3 years	£ 138 over 3 years
Totals	£ 3,292	£ 3,009	<div>You could save £ 723 over 3 years</div>

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

Very energy efficient: Green (rating 91-100)

Good: Yellow (rating 79-90)

Fair: Orange (rating 69-78)

Below average: Red (rating 55-68)

Very poor: Dark red (rating 1-54)

Current: 65

Potential: 78

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. Cavity wall insulation	£500 - £1,500	£ 144	✓
2. Floor insulation (unupgraded floor)	£800 - £1,200	£ 246	✓
3. Low energy lighting for all fixed outlets	£42	£ 188	✓

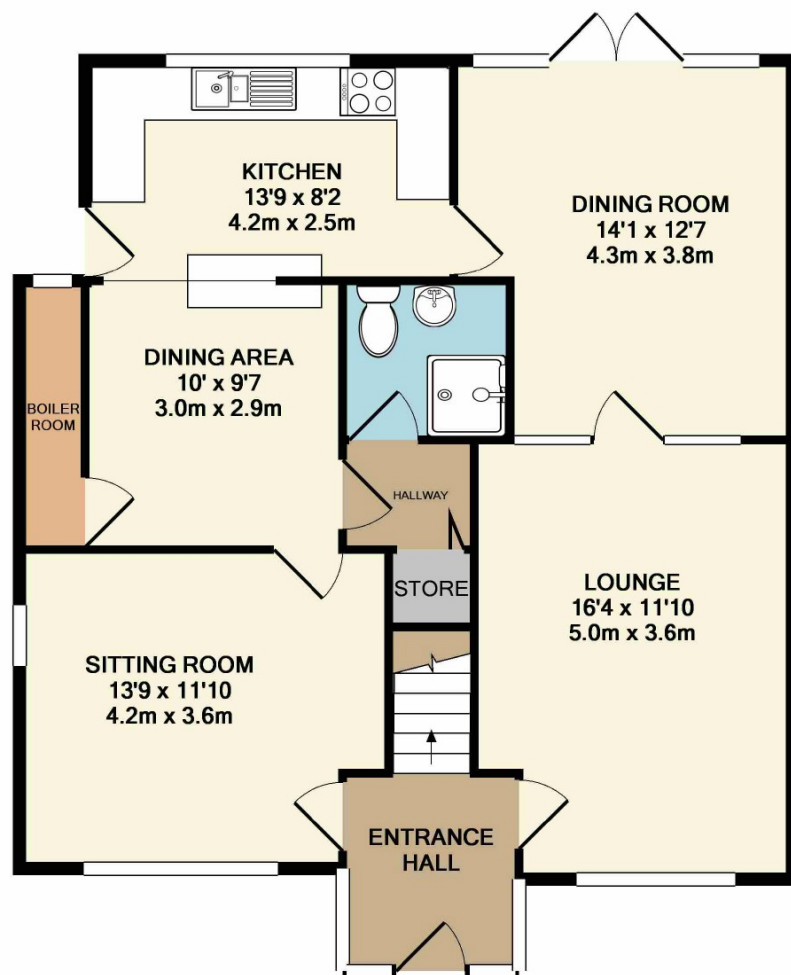
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.ukhouseholdenergyratings.co.uk](#) or call 0800 123 1234 (standard landline rate). The Green Deal may enable you to make your home warmer and cheaper to run.

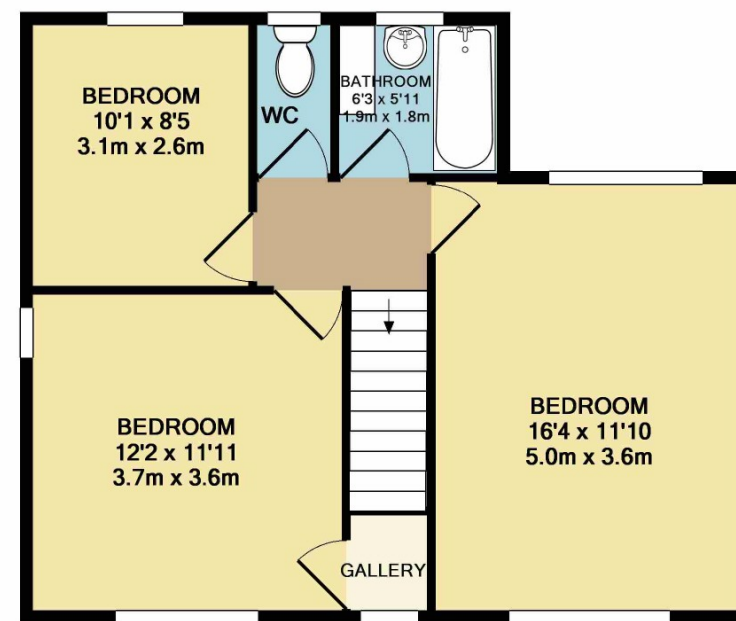
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A photograph of a kitchen interior. The room features dark wood cabinetry and a tiled floor. A large window with patterned curtains is on the right. The kitchen is well-lit and appears to be a functional living space.

A photograph of the exterior of the property. A large, mature tree stands on the left, casting a shadow over a paved patio area. The garden is well-maintained with a lawn, various plants, and a small red shed in the background. The property is surrounded by a fence and trees, creating a private and pleasant outdoor space.



GROUND FLOOR
APPROX. FLOOR
AREA 873 SQ.FT.
(81.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 544 SQ.FT.
(50.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1417 SQ.FT. (131.6 SQ.M.)
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**JULIAN
WADDEN**

Experts in Property

rightmove

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The Property
Ombudsman

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.