

JULIAN
WADDEN





13 Sutton Road Heaton Norris



Guide price £450,000
Square Footage: 1827
Council Tax Band: D
Tenure:
Service Charge:N/A
Sat Nav Directions: SK4 2PR

A most appealing four bedroom Edwardian property with well presented accommodation over three floors plus cellar chambers.

Located on a prime cobbled road close to all local amenities and transport links, the property in brief comprises: entrance vestibule, 23' hallway, bay fronted living area, rear dining room and a modern contemporary kitchen with stylish units. Lower ground floor with three cellar chambers providing ample storage facilities. Single flight staircase leading to the first floor landing with doors to three bedrooms and a modern bathroom. Additional turning staircase to bedroom four with an attractive pitched dormer and an en-suite shower room.

Externally the property has well appointed formal gardens to the front and further mature walled gardens to the rear. A beautiful home which demands an internal inspection!



Energy Performance Certificate

13, Sutton Road, STOCKPORT, SK4 2PR

Dwelling type: Semi-detached house

Reference number: 0836-2814-7431-9203-8585

Date of assessment: 04 July 2017

Type of assessment: RdSAP existing dwelling

Date of certificate: 05 July 2017

Total floor area: 124 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: £ 4,473

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 378 over 3 years	£ 378 over 3 years	
Heating	£ 3,763 over 3 years	£ 3,763 over 3 years	
Hot Water	£ 342 over 3 years	£ 342 over 3 years	Not applicable
Totals	£ 4,473	£ 4,473	

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: best performing dwellings

100 (A+++)

95 (A++)

90 (A+)

85 (A)

80 (B)

75 (C)

70 (D)

65 (E)

60 (F)

55 (G)

50 (H)

45 (I)

40 (J)

35 (K)

30 (L)

25 (M)

20 (N)

15 (O)

10 (P)

5 (Q)

0 (R)

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10 (P)

5 (Q)

0 (R)

Current

Potential

70

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).

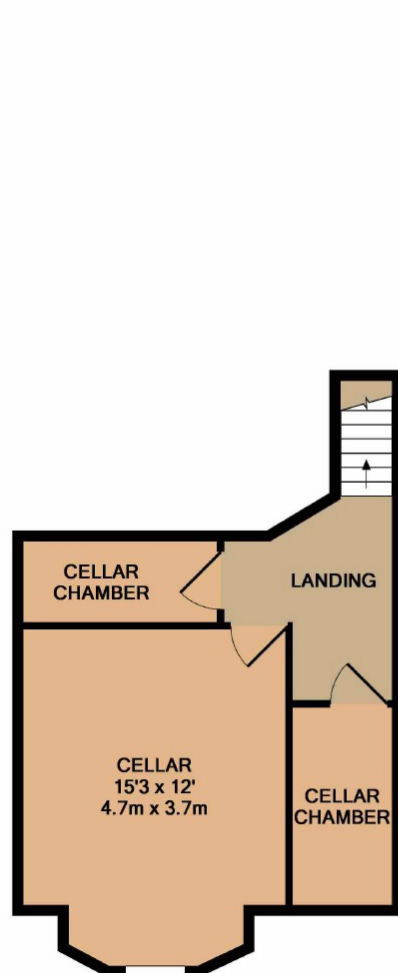
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

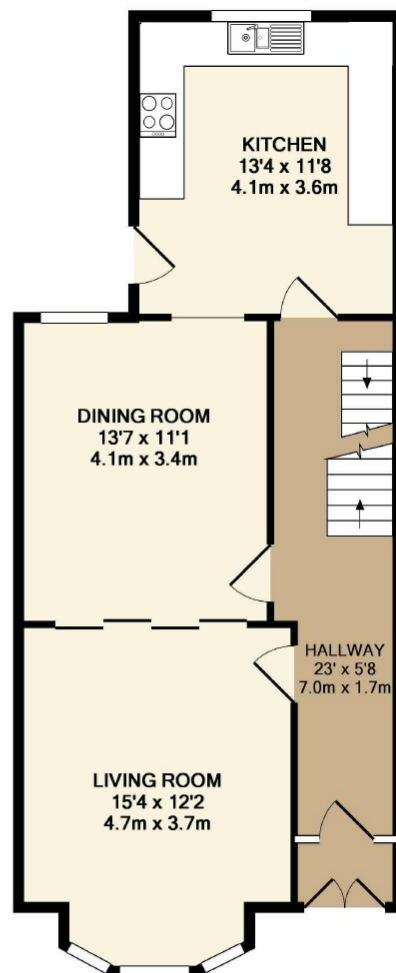
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 765	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-guidance](#) or call 0800 122 1234 (standard customer rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4



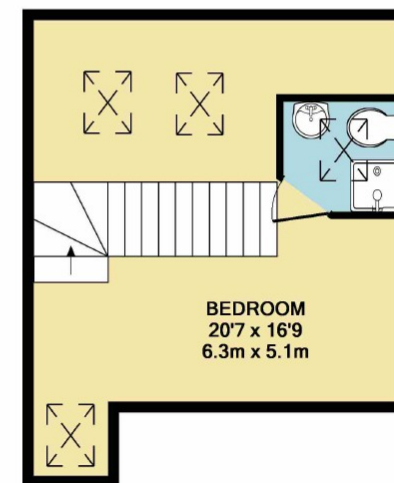
BASEMENT LEVEL
APPROX. FLOOR
AREA 319 SQ.FT.
(29.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 613 SQ.FT.
(56.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 592 SQ.FT.
(55.0 SQ.M.)
TOTAL APPROX. FLOOR AREA 1827 SQ.FT. (169.7 SQ.M.)
Made with Metropix ©2017



2ND FLOOR
APPROX. FLOOR
AREA 303 SQ.FT.
(28.1 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.