

JULIAN
WADDEN





18 Dunblane Avenue Heaton Norris



Guide price £179,950
Square Footage: 580
Council Tax Band: B
Tenure: Leasehold
Service Charge:N/A
Sat Nav Directions: SK4 2LY

A fantastic opportunity to purchase this tastefully presented two bedroom mews property. Situated on a desirable road within walking distance to Heaton Moor village this property is sure to attract a lot of attention. In brief comprising: generous living room and a modern fitted kitchen. Turning staircase leading to the first floor landing with doors to two well proportioned bedrooms and a fitted bathroom providing a white three piece suite. The property also benefits gas central heating and double glazed windows. Externally there is an attractive concrete imprint driveway to front providing ample off road parking. Whilst the rear offers mature lawned gardens and a paved patio perfect for outside dining. Offered to the market with NO CHAIN, this property is an ideal first purchase or investment and must be viewed early to avoid disappointment.



Energy Performance Certificate

16, Dunblane Avenue, STOCKPORT, SK4 2LY

Dwelling type: Mid-terrace house

Date of assessment: 26 January 2015

Date of certificate: 26 January 2015

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:

£ 3,366

Over 3 years you could save

£ 1,845

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 188 over 3 years	
Heating	£ 2,022 over 3 years	£ 1,126 over 3 years	
Hot Water	£ 411 over 3 years	£ 219 over 3 years	
Totals	£ 3,366	£ 1,521	You could save £ 1,845 over 3 years

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/white)

Current Potential

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.

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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

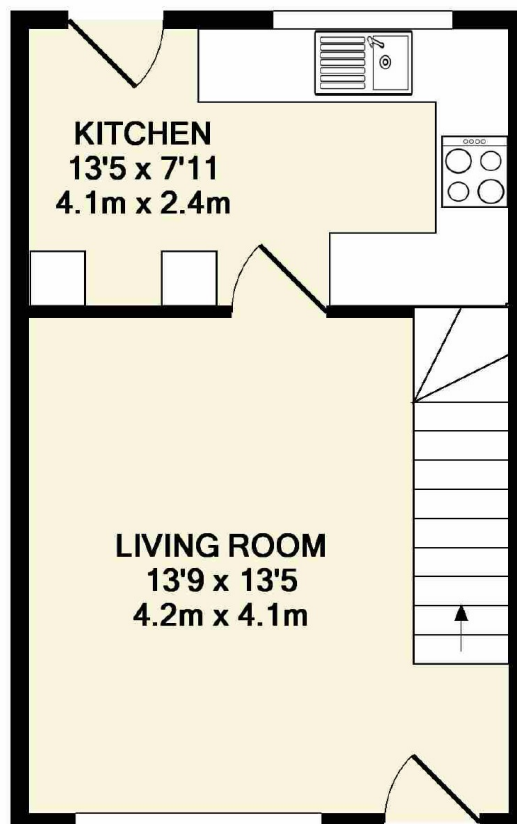
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 759	
2 Cavity wall insulation	£500 - £1,500	£ 294	
3 Low energy lighting for all fixed outlets	£45	£ 135	

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

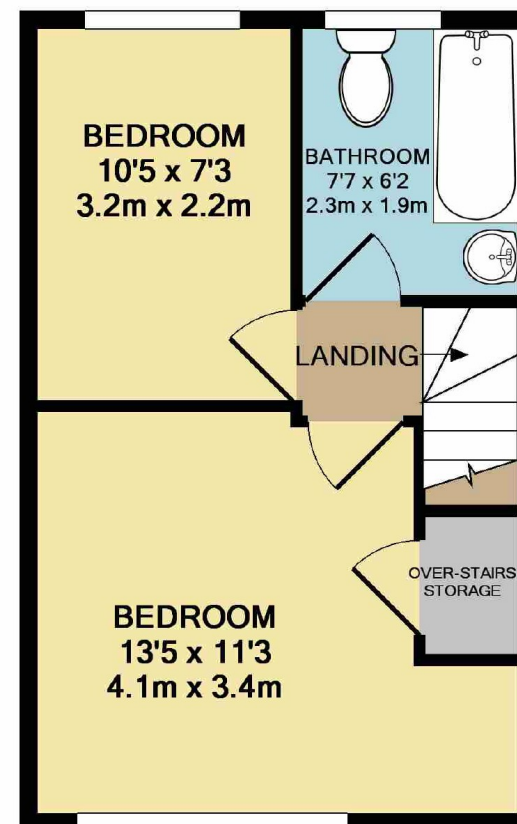
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0800 123 1234 (standard landline rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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GROUND FLOOR
APPROX. FLOOR
AREA 290 SQ.FT.
(27.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 290 SQ.FT.
(27.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 580 SQ.FT. (53.9 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.