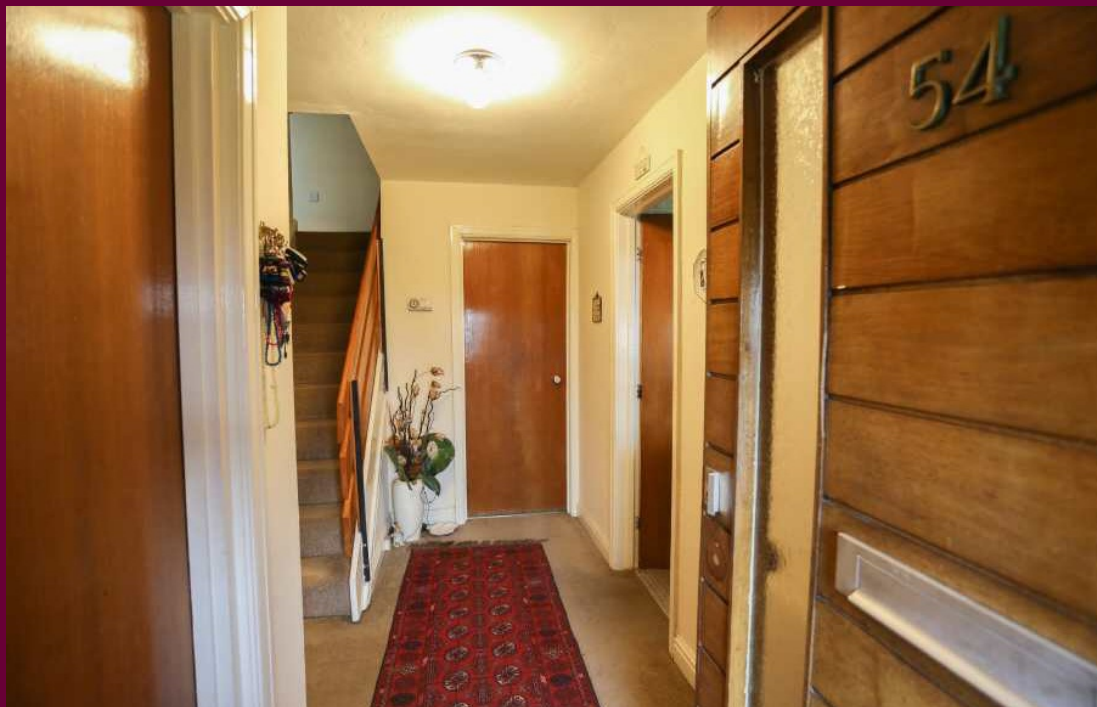


JULIAN
WADDEN





54 Green Pastures Heaton Mersey



Guide price £510,000
Square Footage: 1897
Council Tax Band: F
Tenure: Freehold
Service Charge:N/A
Sat Nav Directions: SK4 3RA

A four/five bedroom detached property, positioned in a quiet Heaton location and offering well presented versatile accommodation throughout. In brief this wonderful family home comprises: inviting hallway with w/c off, modern fitted kitchen, breakfast room opening into a 15 ft living room with patio doors to the rear and a useful study. Stairs rise to the first floor landing with doors to four well proportioned bedrooms, master with ensuite facilities, family bathroom and a generous versatile family room that could be used as an additional bedroom. Externally, a driveway provides off road parking for two vehicles to the front and leads to an integral double garage, whilst the private rear garden provides an attractive lawn and patio area ideal for a table and chairs. Ideally positioned close to both Heaton Mersey and Didsbury Villages, a short walk to East Didsbury Metrolink and zoned for reputable local schools this property is a true family home! Arrange a viewing now to avoid disappointment.



Energy Performance Certificate

54, Green Pastures, STOCKPORT, SK4 3RA

Dwelling type: Detached house

Reference number: 8005-1412-0329-8597-1543

Date of assessment: 19 May 2014

Type of assessment: RDSAP: existing dwelling

Date of certificate: 27 May 2014

Total floor area: 181 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:

£ 4,284

Over 3 years you could save

£ 1,395

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 432 over 3 years	£ 231 over 3 years	£ 201
Heating	£ 3,343 over 3 years	£ 2,346 over 3 years	£ 997
Hot Water	£ 509 over 3 years	£ 312 over 3 years	£ 197
Totals	£ 4,284	£ 2,889	<div>You could save £ 1,395 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 includes 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 35-54)

Current: 62

Potential: 80

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. Increase loft insulation to 270 mm	£100 - £350	£ 126	
2. Cavity wall insulation	£500 - £1,500	£ 717	
3. Floor insulation	£900 - £1,200	£ 384	

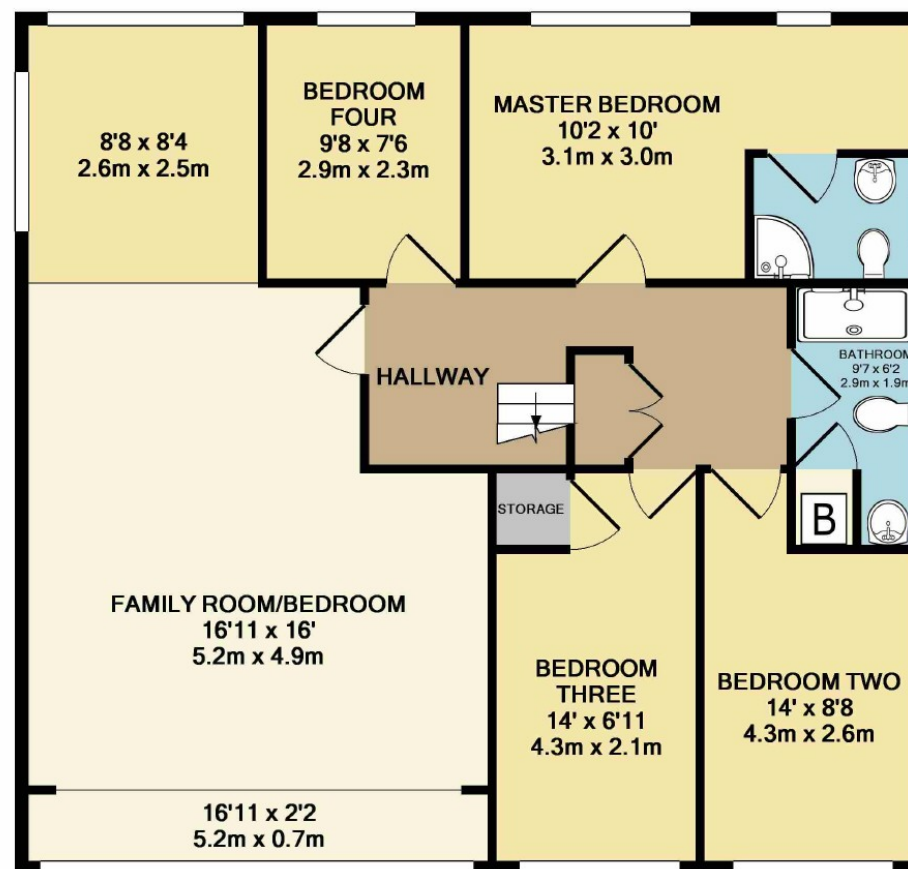
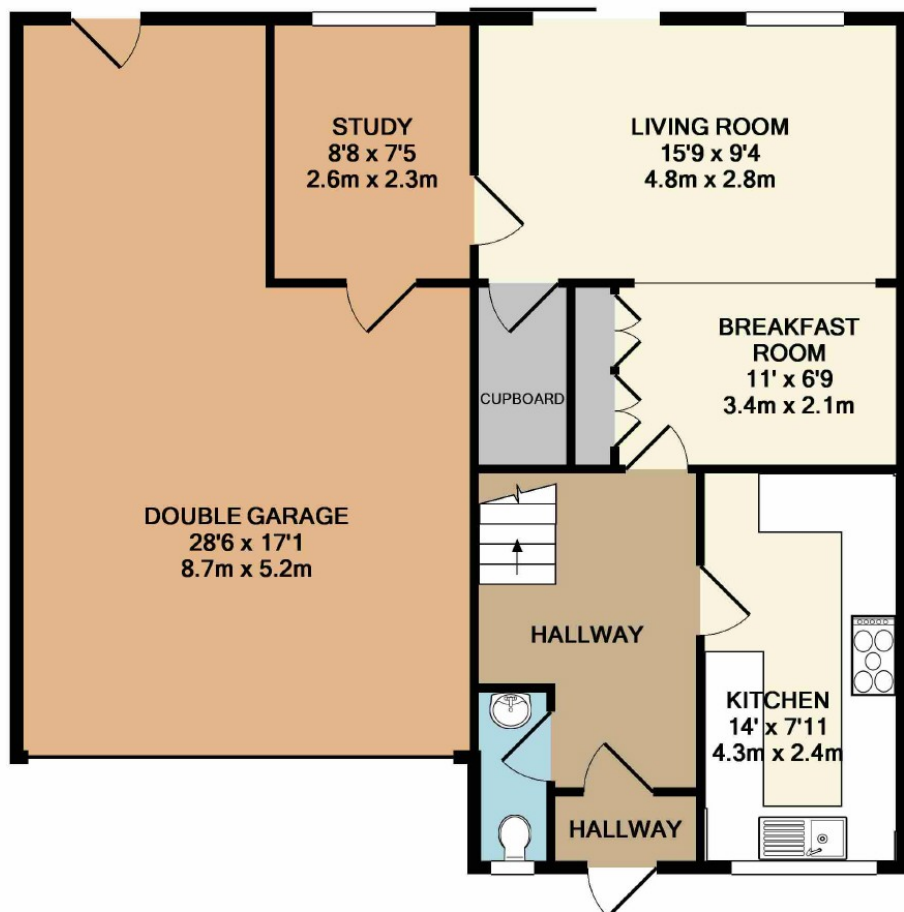
See page 3 for a full list of recommendations for this property.

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

Page 1 of 4

A photograph of a bedroom featuring a large bed with a patterned duvet, a bedside table, and a window with a view of the outdoors.

A photograph of a living room with a large white sofa, a glass coffee table, a television, and a large window with a view of the outdoors.



TOTAL APPROX. FLOOR AREA 1897 SQ.FT. (176.2 SQ.M.)
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WADDEN**

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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.