



## Henbury Drive, Stockport, SK6

**£235,000**

None

**Tenure:** Leasehold, **Bedrooms:** 4

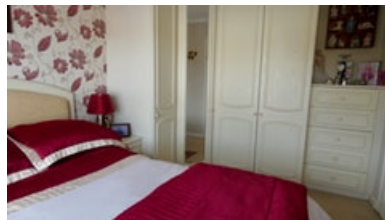
Housesimple are delighted to offer this very well presented semi detached house in Woodley, Stockport, within easy reach of all transport links, shops and local amenities. Good sized, well thought out accommodation over three floors. Viewing is advised

### Key features:

- Four Bedrooms
- Conservatory
- Very Well Maintained
- Popular Residential Area
- South facing garden

## Extra info:

- **Property Age:** 51 years
- **Council Tax:** Band C (£1635.52 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 949 years remaining  
**Ground Rent:** £15.00 per-annum



Housesimple are delighted to offer this very well presented semi detached house in Woodley, Stockport, within easy reach of all transport links, shops and local amenities. The property has been well maintained and improved by the current owners and now offers spacious and well thought out accommodation over three floors. In brief the property comprises; entrance hallway, lounge, dining room, conservatory, kitchen, four bedrooms and a bathroom. To the rear is an enclosed rear garden, to the side is driveway parking with carport and to the front is a small well kept garden. Viewing is highly recommended.

Entrance Hallway

Lounge (3.1 x 4.5)

Feature fireplace, carpet flooring, tv and telephone points, double glazed window to front.

Dining Room (2.4 x 3.6)

Carpet flooring, patio doors to conservatory.

Conservatory (3.9 x 2.3)

Tiled floor, door to kitchen, door to rear garden.

Kitchen (2.4 x 3.0)

Fitted with a range of wall and base units, hob and oven, space and plumbing for washing machine and fridge

freezer. Door to conservatory, double glazed window to side.

## First Floor

Bedroom (2.6 x 3.0 to wardrobes)

Fitted wardrobes, carpet flooring, double glazed window to front.

Bedroom (2.7 x 3.4)

Fitted wardrobes, carpet flooring, double glazed window to rear.

Bedroom (2.1 x 2.1)

Carpet flooring, double glazed window to front.

Bathroom (2.1 x 1.6)

White three piece suite with shower over bath, tiled floor and walls, obscured double glazed window to rear.

## Second Floor

Bedroom (3.2 x 3.4) Some restricted headroom

Carpet flooring, built in storage, velux window.

## Outside

To the rear is a well kept enclosed rear garden and to the side is a carport with driveway parking. There is a small, well kept garden to the front.

**Floor plan:**



## Energy Performance Certificate:

Energy Performance Certificate

**32, Henbury Drive, Woodley, STOCKPORT, SK6 1PY**

**Dwelling type:** Semi-detached house      **Reference number:** 0758-8919-7252-6618-7924  
**Date of assessment:** 05 December 2018      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 06 December 2018      **Total floor area:** 90 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,430</b>
<b>Over 3 years you could save</b>	<b>£ 198</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 198 over 3 years                 </div>
Heating	£ 1,935 over 3 years	£ 1,833 over 3 years	
Hot Water	£ 309 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 2,430</b>	<b>£ 2,232</b>	

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**

	Current	Potential
	67	73

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**

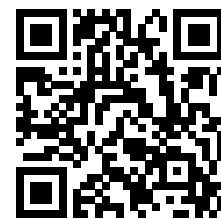
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 102
2 Solar water heating	£4,000 - £6,000	£ 96
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 795

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

### MISREPRESENTATION ACT, 1967.

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