

Handley Road, Stockport, SK7

£325,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

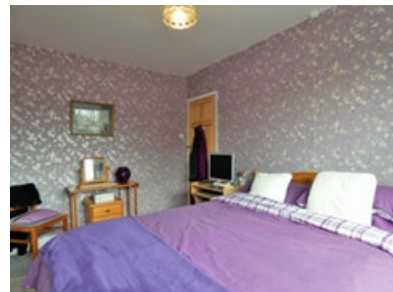
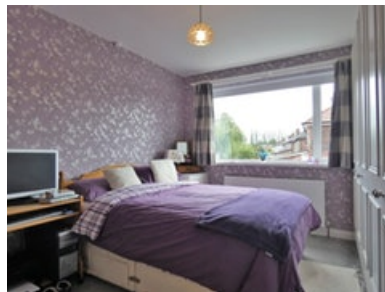
****TERRIFIC THREE BEDROOM FAMILY HOME OFFERED FOR SALE WITHIN WALKING DISTANCE OF THE LOCAL SCHOOL AND AMENITIES**** This fantastic family home offers an abundance of living and sleeping accommodation within for all the family to enjoy. The property benefits from neutral decor and has been maintained t

Key features:

- Three Bedrooms
- Modern Bathroom Suite
- Modern Kitchen Units
- Neutral Decor
- Close to Local Amenities and School

Extra info:

- **Property Age:** 94 years
- **Council Tax:** Band D (£1916.90 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



****TERRIFIC THREE BEDROOM FAMILY HOME OFFERED FOR SALE WITHIN WALKING DISTANCE OF THE LOCAL SCHOOL AND AMENITIES****

This fantastic family home offers an abundance of living and sleeping accommodation within for all the family to enjoy. The property benefits from neutral decor and has been maintained to a high standard. The property sits on a great plot at the corner of the road and the ability to extend is there should it be desired to make the already great sized home larger.

This 1930's built semi detached home has been beautifully refurbished throughout and offers spacious accommodation with a private garden, being situated close to local shops and Bramhall Park.

Upon entering the property you are greeted with a good sized entrance hall, where you will notice beautifully laid wood-effect flooring flowing throughout the downstairs.

Living Room 11'7" x 14'7"

Good sized lounge to the front with Addams style fireplace with hearth.

Reception Room 2 10'2" x 14'5"

Good sized second sitting room/second dining room with French doors onto the garden.

Kitchen 8'1" x 11'4"

Attractively fitted kitchen added by the current owners, with wooden cupboards, range cooker, and cloakroom/WC.

Bedroom One 11'7" x 15'3"

Of very good size, double bedroom with large window overlooking the front of the property. Carpet.

Bedroom Two 10'2" x 12'6"

Double Bedroom with fitted wardrobes and carpet.

Bedroom Three 6'8" x 8'8"

Well proportioned single bedroom.

There is also a beautifully fitted family bathroom to the first floor with modern units, bath tub with shower function, WC and sink with fabulous patterned floor tiles.

The loft is accessed via a pull down ladder and has good head height and a boarded floor, ideal for conversion.

Outside there is a garage with a utility area, good sized shed, patio, gardens and a driveway to the front. The home is conveniently located to the close by motorway networks and road links providing easy access to Manchester, Chester, Warrington and Liverpool.

Energy Performance Certificate:

Energy Performance Certificate

17, Handley Road, Bramhall, STOCKPORT, SK7 3EX

Dwelling type: Semi-detached house	Reference number: 0641-2858-7069-9006-7591
Date of assessment: 08 June 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 08 June 2016	Total floor area: 89 m ²

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:	£ 4,005
Over 3 years you could save	£ 1,983

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 174 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; border: 1px solid white;"> You could save £ 1,983 over 3 years </div>
Heating	£ 2,928 over 3 years	£ 1,611 over 3 years	
Hot Water	£ 828 over 3 years	£ 237 over 3 years	
Totals	£ 4,005	£ 2,022	

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

<p style="font-size: x-x-small;">Very energy efficient - lower running costs</p> <div style="display: flex; align-items: center;"> <div style="width: 100px; border-left: 2px solid #0070c0; border-right: 2px solid #0070c0; margin: 0 auto; position: relative;"> <div style="position: absolute; top: -10px; left: 50%; transform: translate(-50%, -50%); font-weight: bold;">49</div> </div> <div style="margin-left: 10px;"> <table border="1" style="border-collapse: collapse; text-align: center; font-size: x-small;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="height: 100px;"> </td> <td style="text-align: center; vertical-align: middle; font-size: 2em; font-weight: bold;">83</td> </tr> </table> </div> </div> <p style="font-size: x-x-small;">Not energy efficient - higher running costs</p>	Current	Potential		83	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
Current	Potential				
	83				

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

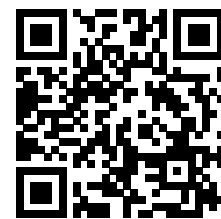
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 888
2 Floor insulation (suspended floor)	£800 - £1,200	£ 207
3 Increase hot water cylinder insulation	£15 - £30	£ 99

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-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.

MISREPRESENTATION ACT, 1967.

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