



Ashley Road, Stockport, SK2

£210,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

****TERRIFIC THREE BEDROOM HOME THAT IS SITUATED IN A QUIET CUL-DE-SAC LOCATION**** This wonderful property has been tastefully extended to the rear to provide a two storey extension ensuring the space that is offered within provides plenty of living and sleeping accommodation. The property has been mai

Key features:

- Three Double Bedrooms
- Great Sized Rear Garden
- Off Street Parking
- Cul-De-Sac Location

Extra info:

- **Property Age:** 82 years
- **Council Tax:** Band C (£1703.91 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



TERRIFIC THREE BEDROOM HOME THAT IS SITUATED IN A QUIET CUL-DE-SAC LOCATION

This wonderful property has been tastefully extended to the rear to provide a two storey extension ensuring the space that is offered within provides plenty of living and sleeping accommodation. The property has been maintained to a high standard and features neutral decor. The kitchen and bathroom have recently been fitted and are modern. There are three double bedrooms to the first floor of which one benefits from fitted wardrobes. The living room is large and plenty of natural light spills through making the room airy and bright. The property is located in a quiet cul-de-sac location with local amenities within walking distance. The close by motorway networks provide easy commuting access and ensure there are great links to Manchester, Warrington, Chester and Liverpool. There are excellent transport links within walking distance ensuring easy access into Manchester.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

19, Ashley Road, STOCKPORT, SK2 5BH

| | |
|---|---|
| Dwelling type: Semi-detached house | Reference number: 2848-7066-7213-6651-7904 |
| Date of assessment: 24 July 2019 | Type of assessment: RdSAP, existing dwelling |
| Date of certificate: 24 July 2019 | Total floor area: 75 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: | £ 2,100 |
| Over 3 years you could save | £ 213 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|---|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 174 over 3 years | £ 174 over 3 years | <div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 213 over 3 years </div> |
| Heating | £ 1,629 over 3 years | £ 1,491 over 3 years | |
| Hot Water | £ 297 over 3 years | £ 222 over 3 years | |
| Totals | £ 2,100 | £ 1,887 | |

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 - lower running costs
 (92 plus) **A**
 (81-91) **B**
 (69-80) **C**
 (55-68) **D**
 (39-54) **E**
 (21-38) **F**
 (1-20) **G**
 Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 67 | 81 |

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 (suspended floor) | £800 - £1,200 | £ 138 |
| 2 Solar water heating | £4,000 - £6,000 | £ 75 |
| 3 Solar photovoltaic panels, 2.5 kWp | £3,500 - £5,500 | £ 873 |

To receive advice on what measures you can take to reduce your energy bills, visit www.simplesenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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