



Marina Road, Stockport, SK6

£160,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 2

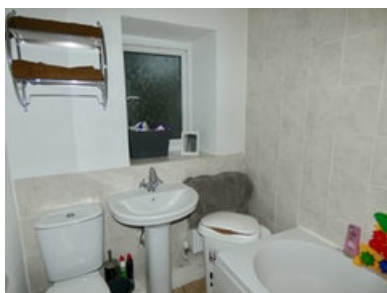
Guide Price £160,000 - £170,000. HouseSimple is pleased to present this property on the market, situated in a very popular and much sought after residential location with excellent local amenities including shops, supermarkets and well regarded schools. The lovely accommodation briefly

Key features:

- Semi Detached
- Two Bedrooms
- Well Presented
- Beautiful Kitchen
- Granite Worktops
- Double Glazing
- Gas Central Heating
- Recommended

Extra info:

- **Property Age:** 54 years
- **Council Tax:** Band B (£1490.91 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Guide Price £160,000 - £170,000.

HouseSimple is pleased to present this property on the market, situated in a very popular and much sought after residential location with excellent local amenities including shops , supermarkets and well regarded schools. The lovely accommodation briefly comprises entrance hall attractive laminate flooring throughout , lounge with wood burner and open plan into the breakfast kitchen . The extremely well planned kitchen comprises a range base and wall units with a built in double oven , microwave , space and plumbed for washing machine and dishwasher . Space for American style fridge freezer, breakfast bar with granite worktops over fitted hob. French doors lead into the conservatory which is the full width of the house , spotlights to solid ceiling , door leads to the garden .

To the first floor there are two bedrooms, master to the front and sitting alongside the rear bedroom is the family bathroom , with tiled floor, WC , pedestal wash hand basin , and panel bath with shower over and screen .

To the front there is a brick wall and off road parking for two cars.

To the rear there is a garden area , lawn with established and mature borders, workshop with electric , greenhouse and wood store. To the side of the house there is further storage.

Viewing Highly Recommended

*There is a £2.25 fee due every 6 months for the maintenance of the property"

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

70, Marina Road, Bredbury, STOCKPORT, SK6 2PR

Dwelling type: Semi-detached house **Reference number:** 8425-7020-4469-0089-0922
Date of assessment: 21 October 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 22 October 2015 **Total floor area:** 57 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:	£ 2,331
Over 3 years you could save	£ 558

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 117 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;"> You could save £ 558 over 3 years </div>
Heating	£ 1,863 over 3 years	£ 1,500 over 3 years	
Hot Water	£ 243 over 3 years	£ 156 over 3 years	
Totals	£ 2,331	£ 1,773	

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
	60	82

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 Cavity wall insulation	£500 - £1,500	£ 213
2 Floor insulation (suspended floor)	£800 - £1,200	£ 93
3 Low energy lighting for all fixed outlets	£45	£ 90

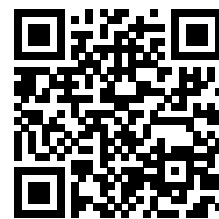
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.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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