



Henry Street, Stockport, SK1

£150,000

None

Tenure: Freehold, **Bedrooms:** 2

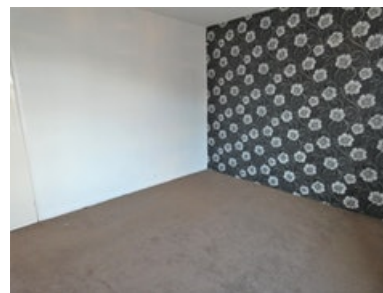
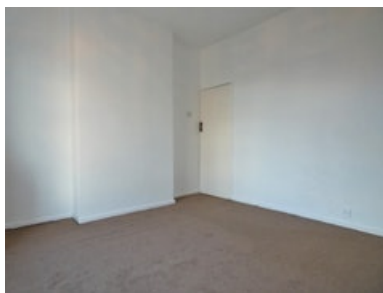
ATTENTION FIRST TIME BUYERS - Set down in a quiet residential road, you can find this well presented two-bedroom terraced home, which features a basement level converted into a self-contained flat. Enter the property into the porch, leading immediately through into the lounge, with stairs

Key features:

- Two Double Bedrooms
- Basement Flat
- Convenient Location
- Blank Canvass
- Loaded with potential
- A MUST VIEW

Extra info:

- **Property Age:** 80 years
- **Council Tax:** Band A (£1277.92 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



ATTENTION FIRST TIME BUYERS - Set down in a quiet residential road, you can find this well presented two-bedroom terraced home, which features a basement level converted into a self-contained flat. Enter the property into the porch, leading immediately through into the lounge, with stairs rising to the first floor. To the rear is the generous kitchen diner, comprising a range of fitted kitchen units, with space and plumbing for various appliances. There is an exterior door leading out to the rear patio. To the first floor you can find a more than generous master bedroom, as well as a further double bedroom with an integrated storage cupboard. Finally there is a tiled three-piece family bathroom suite. To the rear of the property is the private patio area, with steps leading down from the kitchen. Further steps lead down to an exterior door into the basement flat. Enter into the lounge/diner, with a small kitchenette with single drainer sink. There is a double bedroom with an integrated storage space, and three-piece shower room. This property is ideal for first-time buyers, with a bonus hidden below. Ideal for anyone with relatives or lodgers. Book your viewing online today.

Floor plan:



Total area: approx. 84.4 sq. metres (908.4 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate
 HM Government

16, Henry Street, STOCKPORT, SK1 4HU

Dwelling type: Mid-terrace house	Reference number: 9788-4095-7289-4716-8954
Date of assessment: 18 January 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 18 January 2016	Total floor area: 87 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:	£ 2,286
Over 3 years you could save	£ 795

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 168 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; width: 50px; margin: 0 auto;"> You could save £ 795 over 3 years </div>
Heating	£ 1,629 over 3 years	£ 1,101 over 3 years	
Hot Water	£ 366 over 3 years	£ 222 over 3 years	
Totals	£ 2,286	£ 1,491	

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	
Very energy efficient - lower running costs	69	89	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.
(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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 387
2 Low energy lighting for all fixed outlets	£30	£ 105
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 204

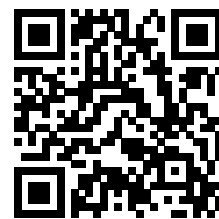
See page 3 for a full list of recommendations for this property.

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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To book a viewing scan this code