

DELISA MILLER



Extended four bedroom semi detached house

Situated in an enviable cul-de-sac position

Downstairs w.c/Utility room/ plan kitchen/dining room

No chain/vacant possession

Enclosed rear garden/decked drinks

Superb location with excellent transport links



12 Burnside Avenue
Stockport, SK4 5HY

£329,995

Entrance Hall

Stairs to the first floor accommodation, decorative floor tiling, cupboard housing gas meter, power sockets and light point.

Lounge 13' 5" x 13' 9" (4.1m x 4.2m)

Well presented bay fronted lounge, double glazed window to the front elevation, radiator, tv point and ample power sockets.

Kitchen/Breakfast Room 26' 11" x 13' 9" (8.2m x 4.2m)

Beautiful open plan kitchen/dining room. Kitchen is fitted with a range of cream wall and base matching units, wine rack, integral fridge/freezer, integral dish washer, oak work surfaces, Cookmaster double gas hob and extractor with two gas ovens and grill beneath, decorative splash back tiling, double glazed window to the rear elevation, solid wooden flooring. Kitchen island with solid oak work surface with Belfast sink inset - mixer tap over, electric power points and also used as a breakfast bar, bi-folding doors leading to the rear garden, radiators, ceiling mounted spot lights and ample room for a dining table.

Utility room 12' 6" x 3' 8" (3.8m x 1.11m)

Two double glazed windows one to the front elevation and one to the side elevation, solid wood work top, plumbed in for a washing machine, space for a dryer, wall mounted boiler, ceiling mounted spot lights, decorative tiled flooring and door leading to the W.c.

Downstairs W.C

Low level w.c. hand wash basin and light point.

First floor landing

Entrance to all bedrooms and bathroom, door leading into the boarded loft area with pull down ladders, light point and ample power sockets.

Bedroom One 13' 5" x 12' 2" (4.1m x 3.7m)

Two double glazed windows to the front and rear elevation, double radiator and light point.

Bedroom Two 11' 6" x 7' 10" (3.5m x 2.4m)

Double glazed window to the rear elevation, radiator and light point.

Bedroom Three 8' 6" x 13' 1" (2.6m x 4m)

Double glazed window to the front elevation, tv point, radiator and light point.

Bedroom Four 9' 2" x 5' 11" (2.8m x 1.8m)

Double glazed window to the front elevation, radiator and light point.

Bathroom

Bathroom is fitted with a matching three piece suite comprising of low level w.c. hand wash basin and paneled bath with shower over, radiator and heated towel rail, double glazed window and tiled to walls.

Loft/attic

Boarded out loft with pull down ladder, light point and ample power sockets.

Garage

Perfect for storage, ample power sockets and light point.

Externally

To the front of the property is a block paved low maintenance driveway with ample parking for more than one vehicle whilst to the rear is a enclosed south facing garden mainly laid to lawn with an array of flowers, bushes and shrubs and a decked patio area, the gardens reach around the front, side and rear of the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02/19

Energy Performance Certificate

12, Burnside Avenue, STOCKPORT, SK4 5HY

Dwelling type: Semi-detached house
Date of assessment: 05 March 2014
Date of certificate: 19 March 2014

Reference number: 8401-3152-0129-9607-4743
Type of assessment: RdSAP, existing dwelling
Total floor area: 70 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:	£ 2,736
Over 3 years you could save	£ 1,182

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 132 over 3 years	
Heating	£ 2,268 over 3 years	£ 1,269 over 3 years	
Hot Water	£ 258 over 3 years	£ 153 over 3 years	
Totals	£ 2,736	£ 1,554	

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
56	86

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	£800 - £1,200	£ 213
2 Low energy lighting for all fixed outlets	£40	£ 59
3 Change room heaters to condensing boiler	£3,000 - £7,000	£ 809

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.