

JULIAN WADDEN





63 Strines Road
Marple



Guide price £899,950
Square Footage: 3618
Council Tax Band: G
Tenure: Freehold
Service Charge: N/A
Sat Nav Directions: SK6 7DT

"Goyt Cliff" A handsome Edwardian family home with truly breathtaking views over the Roman lakes and Mellor. Set within a spacious plot this stunning home benefits from gardens to all sides giving privacy from the road whilst still offering a large landscaped rear garden. The front of the property has been carefully landscaped to allow ample off road parking, a double garage and electronic gate with intercom.

Dating back to 1906 "Goyt Cliff" was a wedding gift from the owners of "Goyt Lodge" next door and the father of the daughter at the time. Since then the property has acquired many stories from local residents and creating a superb home for many families over time.

In brief this beautiful Edwardian home offers to the ground floor; grand storm porch leading into the open and welcoming reception hallway with space for a piano and sitting, a useful w/c can be found underneath the stairs, the formal dining room is a spectacular room offering ample space for a ten seated dining table, a turret bay with window seat giving panoramic views of the local landscape whilst also offering a stunning open fireplace as focal point to the room. The living room also benefits from a open fire place and feature bay window overlooking the Roman lakes a great room for all the family. A snug can be found at the end of the hallway with a wood burning stove an ideal room to read or just to enjoy the views. The family kitchen area has been finished to beautiful standard with granite worktops and has been designed to be in keeping with the architectural era, the open breakfast area creates an ideal space for all the family to gather. A useful utility room and study can be found off the kitchen giving privacy from the rest of the house.

The first floor reveals an spacious landing with all rooms leading off, with five well proportioned double bedrooms with a spacious family bathroom which has been tastefully finished to complement the era of build and a shower room. The Master bedroom benefits from fitted wardrobes, a contemporary ensuite and amazing elevated views of Mellor and the Roman lakes.

The lower ground floor has been converted to create a further five rooms consisting of a music room which has sound insulation, a bar and sitting area which a great entertaining space, a store room which houses the boiler, a walk in shower room and a gym which french opening onto the garden.

This house must be viewed to be truly appreciated.

Simply stunning, a true Edwardian residence steeped in history with breath taking views.





**JULIAN
WADDEN**

Experts in Property





Energy Performance Certificate



63, Strines Road, Marple, STOCKPORT, SK6 7DT

Dwelling type: Detached house
Date of assessment: 23 March 2017
Date of certificate: 23 March 2017

Reference number: 8573-7827-5130-9047-3926
Type of assessment: RdSAP, existing dwelling
Total floor area: 337 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:	£ 12,351
Over 3 years you could save	£ 6,090

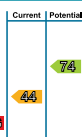
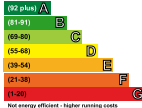
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 658 over 3 years	£ 381 over 3 years	You could save £ 6,090 over 3 years
Heating	£ 11,343 over 3 years	£ 5,490 over 3 years	
Hot Water	£ 450 over 3 years	£ 380 over 3 years	
Totals	£ 12,351	£ 6,251	

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



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.

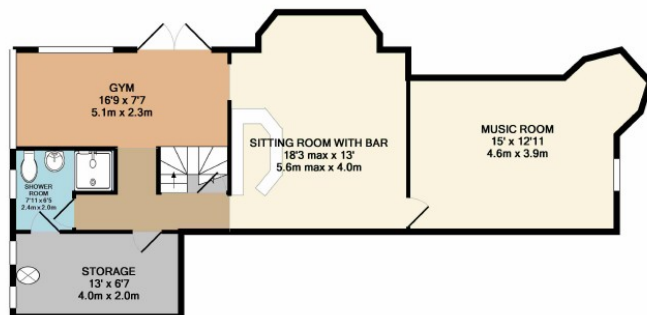
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 4,884	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 354	✓
3 Draught proofing	£80 - £120	£ 111	✓

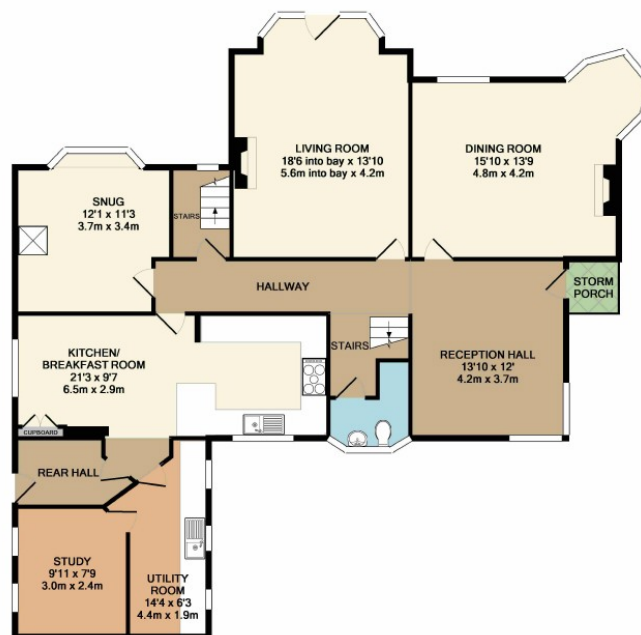
See page 3 for a full list of recommendations for this property.

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.

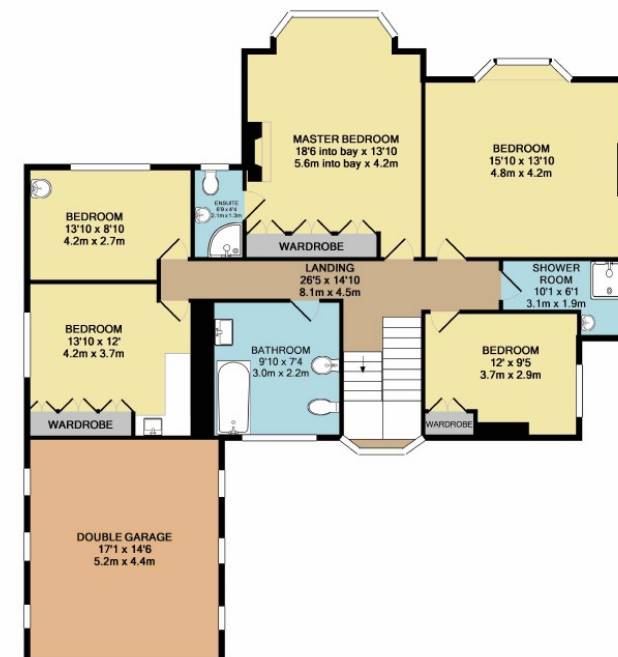




BASEMENT LEVEL
APPROX. FLOOR
AREA 745 SQ.FT.
(69.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1429 SQ.FT.
(132.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1443 SQ.FT.
(134.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 3618 SQ.FT. (336.1 SQ.M.)

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.

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