

JULIAN WADDEN

FOR SALE
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WADDEN**
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24 Longhurst Lane
Marple Bridge



Offers in excess of £450,000
 Square Footage: 2517
 Council Tax Band: E
 Tenure: Freehold
 Service Charge: N/A
 Sat Nav Directions: SK6 5AE

A deceptively spacious four / five bedroom semi detached family home in the heart of Marple Bridge. Ideally located to enjoy all that Marple Bridge has to offer with an array of restaurants and bars and Marple train station is only a short walk away. The perfect blend between rural and urban living.

In brief this spacious family home offers to the ground floor; spacious entrance hallway with stairs leading to the first and lower ground floors. A formal lounge with feature fireplace. Useful utility room with plumbed sink leading through into a shower room with w/c. The internal garage can also be accessed via the utility room. At the rear of the property the open plan kitchen and dining room enjoy views over the mature tree line. The spacious kitchen reveals ample storage and workspace whilst flowing well with the generous dining area which provides plenty of space for formal dining.

The lower ground floor reveals a truly spacious family living room with large patio doors leading out onto the rear patio area. A further spacious room can be found off here which has been used as a study, bedroom and a gym in the past, a fantastic flexible space. This floor also offers two cellar rooms ideal for storage, a small but functional kitchen and a three piece suite bathroom.

The first floor offers four well proportioned bedrooms with three doubles and a single bedroom. The master bedroom benefits from fitted wardrobes. Completing this floor is a four piece suite family bathroom with separate shower.

Externally the property comprises to the front ample off road parking and access to the integral garage. The rear garden has been tiered revealing lawned areas with mature boundary lines. At the end of the garden a detached garage can be found ideal for garden storage and a private sitting area overlooking a stream.

Energy Performance Certificate

HM Government

24, Longhurst Lane, Marple Bridge, STOCKPORT, SK6 5AE

Dwelling type: Semi-detached house Reference number: 9528-9036-7233-5223-8994
 Date of assessment: 12 July 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 12 July 2017 Total floor area: 134 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:	£ 4,314
Over 3 years you could save	£ 840

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 411 over 3 years	£ 273 over 3 years	You could save £ 840 over 3 years
Heating	£ 3,520 over 3 years	£ 2,865 over 3 years	
Hot Water	£ 378 over 3 years	£ 336 over 3 years	
Totals	£ 4,314	£ 3,474	

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
4	5

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

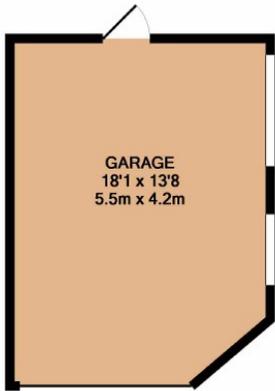
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 162	✓
2 Low energy lighting for all fixed outlets	£50	£ 114	✓
3 Heating controls (room thermostat)	£350 - £450	£ 207	✓

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

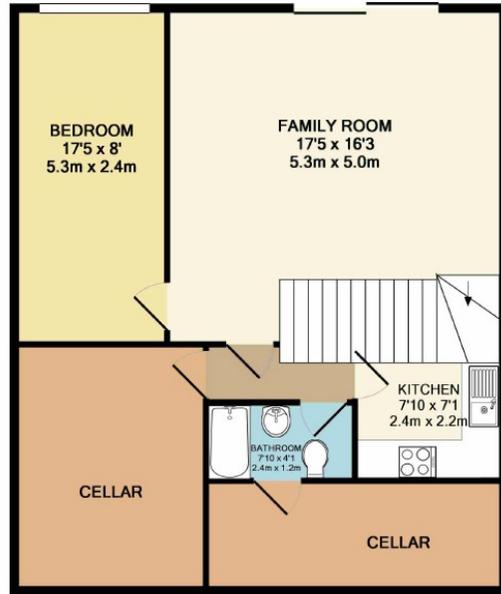
To find out more about the recommended measures and other actions you could take today to save money, visit www.green-deal.org or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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GARAGE
18'1 x 13'8
5.5m x 4.2m



BEDROOM
17'5 x 8'
5.3m x 2.4m

FAMILY ROOM
17'5 x 16'3
5.3m x 5.0m

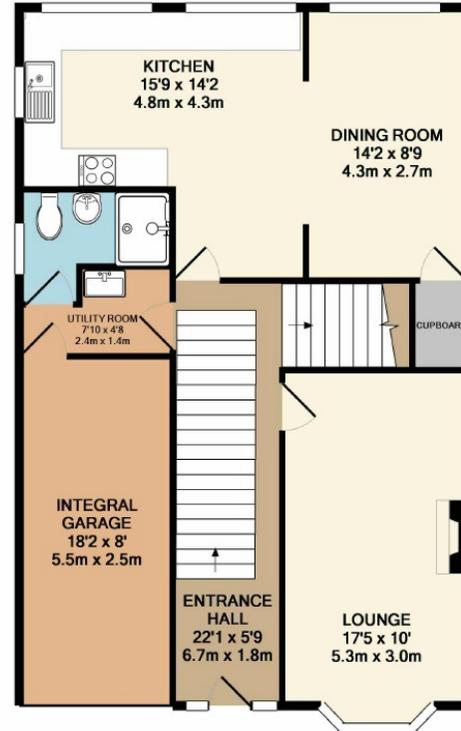
KITCHEN
7'10 x 7'1
2.4m x 2.2m

BATHROOM
7'10 x 4'1
2.4m x 1.2m

CELLAR

CELLAR

LOWER GROUND FLOOR
APPROX. FLOOR
AREA 1015 SQ.FT.
(94.3 SQ.M.)



KITCHEN
15'9 x 14'2
4.8m x 4.3m

DINING ROOM
14'2 x 8'9
4.3m x 2.7m

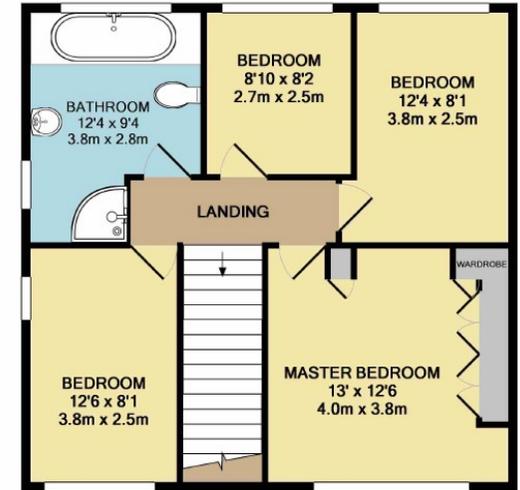
UTILITY ROOM
7'10 x 4'8
2.4m x 1.4m

INTEGRAL GARAGE
18'2 x 8'
5.5m x 2.5m

ENTRANCE HALL
22'1 x 5'9
6.7m x 1.8m

LOUNGE
17'5 x 10'
5.3m x 3.0m

GROUND FLOOR
APPROX. FLOOR
AREA 867 SQ.FT.
(80.5 SQ.M.)



BATHROOM
12'4 x 9'4
3.8m x 2.8m

BEDROOM
8'10 x 8'2
2.7m x 2.5m

BEDROOM
12'4 x 8'1
3.8m x 2.5m

LANDING

BEDROOM
12'6 x 8'1
3.8m x 2.5m

MASTER BEDROOM
13' x 12'6
4.0m x 3.8m

1ST FLOOR
APPROX. FLOOR
AREA 635 SQ.FT.
(59.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2517 SQ.FT. (233.8 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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