

**JULIAN
WADDEN**





5 Lower Strines Road
Marple
Offers in excess of £550,000



Square Footage: 1787
 Council Tax Band: G
 Tenure: Freehold
 Service Charge: N/A
 Sat Nav Directions: SK6 7DL

A deceptively spacious four bedroom family home conveniently located within only a short walk to Marple Village, local schools and train station, giving access to Manchester within 30 minutes. Whilst also revealing stunning views of our breath taking countryside.

In brief this property offers to the ground floor; spacious entrance porch with plenty of storage space which leads through double doors into a welcoming entrance hallway with all rooms leading off. A large family room spanning the full depth of the property with a patio door leading onto the rear garden flooding the room with natural light. A formal dining room with serving hatch, a great space for family dining or entertaining. A downstairs w/c. The family kitchen offers an array of work surface and storage with views over the garden. A useful and spacious utility room can be found just off the kitchen giving an array of storage and access to the rear garden.

The first floor offers a light and airy landing with four well proportioned double bedrooms all of which boast fitted wardrobes giving plenty of storage for this family home. The master bedroom has been complemented with an extension revealing a dressing area with further storage and a generous four piece ensuite. The first floor also offers a three piece family bathroom suite. All of the rear bedrooms benefit from stunning views of Mellor and beyond.

Externally the property offers a blocked paved driveway giving off road parking for three cars and access to the garage. The rear garden is mainly laid to lawn with a mature boundary hedge giving true privacy to the garden. A summer house can also be found at the bottom of the garden with a peaceful sitting area.

A superb family home in easy reach of Marple village.

Energy Performance Certificate HM Government

6, Lower Strines Road, Marple, STOCKPORT, SK6 7DL

Dwelling type: Detached house Reference number: 0948-028-7255-5813-5940
 Date of assessment: 04 May 2017 Type of assessment: RdSAP existing dwelling
 Date of certificate: 04 May 2017 Total floor area: 151 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: £ 3,075

Over 3 years you could save: £ 363

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 207 over 3 years	
Heating	£ 2,358 over 3 years	£ 2,145 over 3 years	You could save £ 363 over 3 years
Hot Water	£ 420 over 3 years	£ 276 over 3 years	
Totals	£ 3,075	£ 2,712	

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 includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

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.

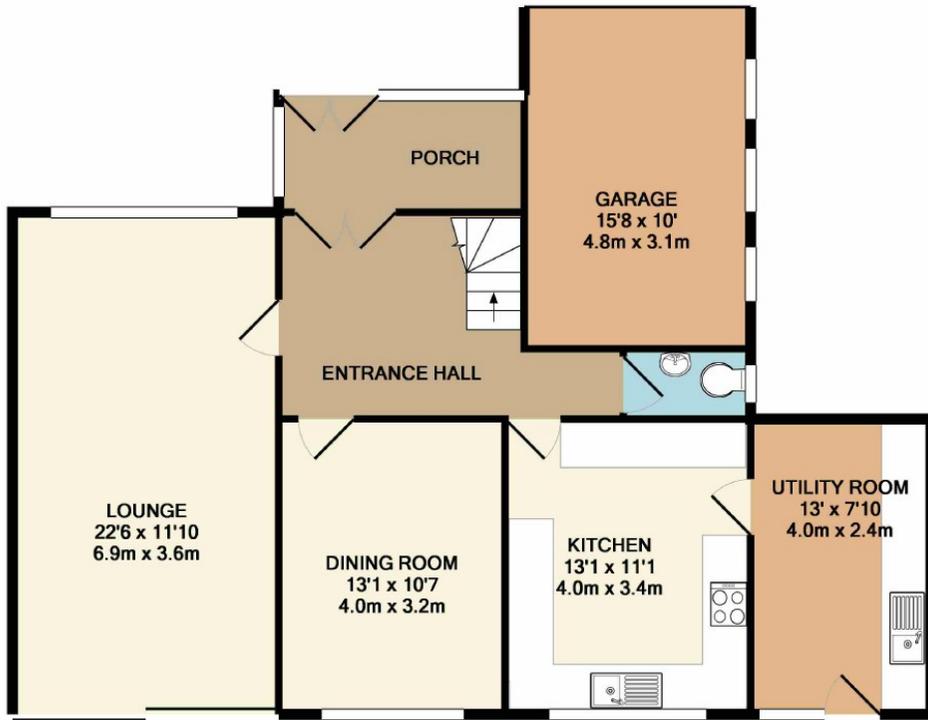
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Floor insulation (solid floor)	£4,000 - £6,000	£ 222	Yes
2. Solar water heating	£4,000 - £6,000	£ 141	Yes
3. Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 765	Yes

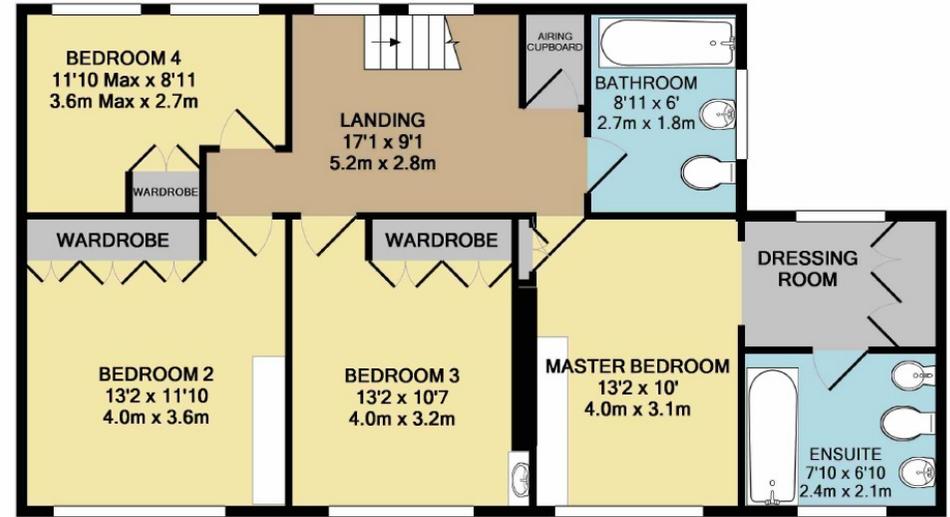
The EPC did not include the recommended measures and other actions you could take today to save money. Visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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GROUND FLOOR
APPROX. FLOOR
AREA 974 SQ.FT.
(90.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 813 SQ.FT.
(75.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1787 SQ.FT. (166.0 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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