

JULIAN WADDEN





104 Church Lane
Marple
Offers in excess of £105,000



Square Footage: 588
Council Tax Band: B
Tenure: Leasehold
Service Charge:
Sat Nav Directions: SK6 7AR

DEVELOPMENT OPPORTUNITY

This ideally located two bedroom terrace is in need of modernisation. Located in the heart of Marple village with shops, bars and restaurants all on your doorstep. Also easy access to train stations giving access to Manchester City centre.

In brief the property offers to the ground floor; well proportioned living room and dining room with a kitchen at the rear.

The first floor reveals two bedrooms and the three piece bathroom with storage. Externally there is a courtyard to the rear.

Energy Performance Certificate

194, Church Lane, Marple, STOCKPORT, SK6 7AR

Dwelling type:Mid terrace house

Reference number:8102-8575-9620-8427-1283

Date of assessment:23 February 2018

Type of assessment:RdSAP: existing dwelling

Date of certificate:27 February 2018

Total floor area:10 m

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:

£ 3,777

Over 3 years you could save

£ 2,220

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	
Heating	£ 2,358 over 3 years	£ 1,200 over 3 years	
Hot Water	£ 1,268 over 3 years	£ 195 over 3 years	
Totals	£ 3,777	£ 1,547	You could save £ 2,220 over 3 years

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

Very energy efficient: Green (rating scale)

100 (A+++)

95 (A++)

90 (A+)

85 (A)

80 (B)

75 (C)

70 (D)

65 (E)

60 (F)

55 (G)

50 (H)

45 (I)

40 (J)

35 (K)

30 (L)

25 (M)

20 (N)

15 (O)

10 (P)

5 (Q)

0 (R)

Very energy inefficient: Red (rating scale)

Current

Potential

87

90

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.

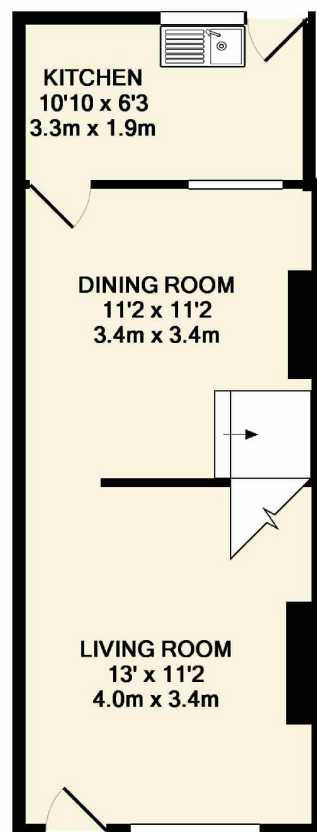
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 96
2 Increased hot water cylinder insulation	£ 15 - £30	£ 282
3 Draught proofing	£80 - £120	£ 54

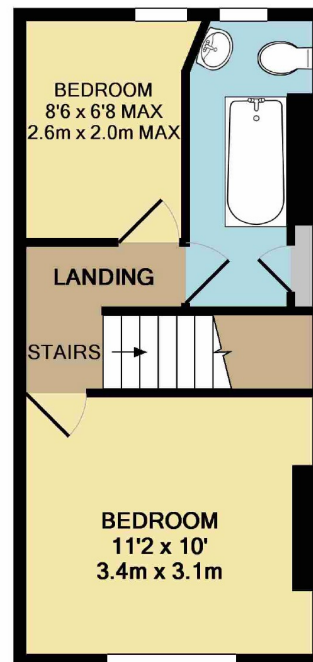
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/home-energy-grants](#) or call 0800 528 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 328 SQ.FT.
(30.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 260 SQ.FT.
(24.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.6 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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Marple Branch
2 The Hollins, Stockport Road, Marple, Stockport, SK6 6AY | 0161 4270755
marple@julianwadden.co.uk | www.julianwadden.co.uk

**JULIAN
WADDEN**

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Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.

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The Property
Ombudsman