

# JULIAN WADDEN





# 36 Hollins Lane Marple Bridge





Offers in excess of £575,000  
Square Footage: 1751  
Council Tax Band: F  
Tenure: Freehold  
Service Charge:  
Sat Nav Directions: SK6 5BD

**\*\* VIDEO TOUR AVAILABLE \*\*** An exceptional family home situated on one of the most sort after roads in Marple Bridge. This deceptive home offers three floors of living accommodation with amazing views of the surrounding landscape. Ideally located for Marple Bridge village with only a short walk away along with the train station and Ludworth primary school.

In brief this beautiful family home offers to the ground floor; welcoming entrance hallway through a useful porch area, the spacious lounge gives room for all the family with stunning views and a patio door with balcony, so you can enjoy those summer evenings with a great back drop.

Two double bedrooms and a spacious study can also be found on this floor. The Master bedroom offers built in wardrobes and a large four piece suite ensuite. A separate w/c is located off the hall.

The first reveals a further two large double bedrooms with built in storage and a contemporary shower room which has been fully tiled.

The lower ground floor offers a spacious open plan kitchen diner which has been finished to a modern standard and is only 12 months old. Access to the integral double garage with a utility area.

Externally there is gardens to three sides with off road parking. The gardens are extremely private with a mature hedge row surrounding.

Must be viewed



Energy Performance Certificate

36, Hollins Lane, Marple Bridge, STOCKPORT, SK6 5BD

Dwelling type: Detached house

Reference number: 7808-9078-7219-5868-0904

Date of assessment: 30 January 2018

Type of assessment: RdSAP, existing dwelling

Date of certificate: 30 January 2018

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:

£ 4,239

Over 3 years you could save

£ 1,173

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 393 over 3 years	£ 252 over 3 years	
Heating	£ 3,529 over 3 years	£ 2,466 over 3 years	
Hot Water	£ 318 over 3 years	£ 318 over 3 years	
Totals	£ 4,239	£ 3,066	You could save £ 1,173 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 excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient (best rating costs)

£12-£14

£11-£11

£10-£10

£9-£9

£8-£8

£7-£7

£6-£6

£5-£5

£4-£4

£3-£3

£2-£2

£1-£1

£0-£0

Not energy efficient (higher rating costs)

Current

Potential

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 Room-in-roof insulation	£1,500 - £2,700	£ 801
2 Floor insulation (suspended floor)	£300 - £1,200	£ 126
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 144

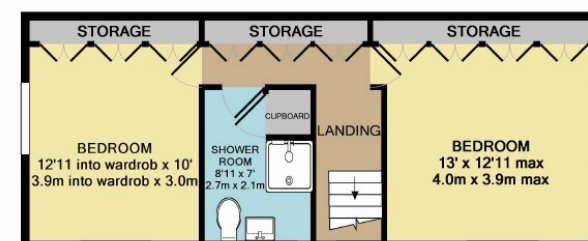
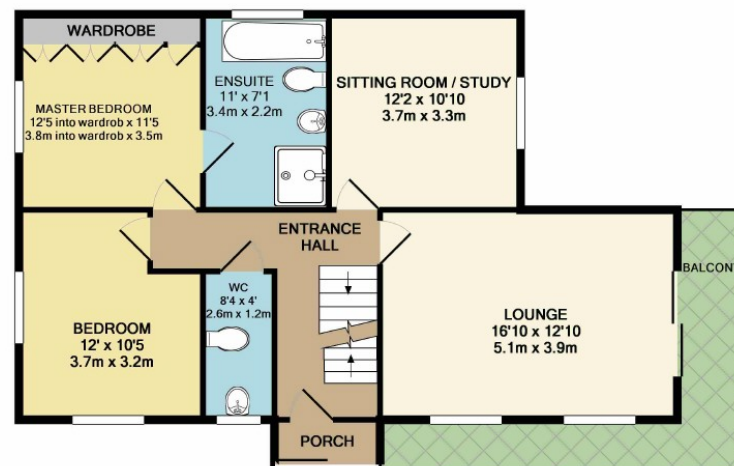
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-guidance](#) or call 0300 123 1234 (standard national rate). The Green Star may enable you to make your home warmer and cheaper to run.

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A bright, modern bedroom with a large bed, a window with curtains, and built-in wardrobes.

A wide view of a residential area with houses, trees, and hills in the background under a cloudy sky.



**TOTAL APPROX. FLOOR AREA 1751 SQ.FT. (162.7 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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