

JULIAN WADDEN



60 Jacksons Edge Road
Disley
Offers in excess of £900,000



Square Footage: 3679
 Council Tax Band: G
 Tenure: Freehold
 Service Charge: N/A
 Sat Nav Directions: SK12 2JR

** Drone Tour showing off the stunning setting of Firwood Hill **

"Firwood Hill" A stunning Victorian family residence dating back to 1897. This beautiful family home and it's contemporary finish celebrates its original charm and character creating a perfect blend between old and new. Located on Jackson's Edge with views of Lyme Park Cage and only a short walk to Disley village and train station, it is ideally located for family life.

In brief this family home offers to the ground floor; original storm porch leading into an internal porch and then the main hall. You are greeted with a beautiful quarry tiled floor and grand stair case leading the eye to window seat on the first floor. The family lounge is well proportioned giving space for all the family. It is well lit with a dual aspect and a feature fireplace. The dining room offers plenty of space with a sitting area and space a dining table. Oak flooring has been laid with an open period fireplace and original plaster detailing to the ceiling. The family kitchen is the hub of this home with solid wooden work tops, Belfast sink, range cooker and wine cooler. Whilst offering ample work surfaces with a central island and room for a breakfast table. A playroom, pantry and storage room can be found off the kitchen. A spacious utility room and modern shower room can also be found on the ground floor.

The first floor reveals a light and airy landing with a window sit overlooking the rear garden. There are three large double bedrooms all offering period features. A modern shower room with walk in shower and a three piece bathroom can also be found on this floor.

The second floor reveals a further three double bedrooms and a contemporary shower room with walk in shower.

Externally the property offers gated off road parking with parking for several cars and access to the double garage. The garden has undergone a tasteful landscape design with water feature and summer house. The rear garden also offers a large lawned area and further side garden.

This property must be viewed to appreciate its stunning character and modern interior.

In accordance with the Estate Agents Act 1979 we inform you that the seller is an associate of an employee of the selling agent Julian Wadden.

Energy Performance Certificate HM Government

60, Jacksons Edge Road, Disley, STOCKPORT, SK12 2JR

Dwelling type: Detached house Reference number: 2548-4033-6264-9878-7974
 Date of assessment: 24 April 2016 Type of assessment: RDSAP, existing dwelling
 Date of certificate: 24 April 2016 Total floor area: 336 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: £13,602

Over 3 years you could save £6,096

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|---------------------|---|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £524 over 3 years | £375 over 3 years | <div style="border: 1px solid green; padding: 5px; display: inline-block;"> You could save: £6,096 over 3 years </div> |
| Heating | £12,726 over 3 years | £4,700 over 3 years | |
| Hot Water | £353 over 3 years | £336 over 3 years | |
| Totals | £13,602 | £7,506 | |

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 |
|--|------------------|------------------------------|
| 1 Room in-roof insulation | £1,500 - £2,700 | £2,088 |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £2,373 |
| 3 Floor insulation (suspended floor) | £800 - £1,200 | £591 |

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-graphs or call 0800 528 1234 (standard national rate). The Green Star may indicate you can make your home warmer and cheaper to run.

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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.