

JULIAN WADDEN





Smithy Lane
Marple Bridge
Offers in excess of £365,000



Square Footage: 1945
Council Tax Band: D
Tenure: Freehold
Service Charge:
Sat Nav Directions: SK6 5NS

A rare opportunity to acquire a three bedroom semi detached bungalow in a picturesque location overlooking Kinder Scout, surrounded by rolling hills with Marple Bridge village only a short drive away.

In brief this beautiful home offers to the ground floor entrance hallway, a sitting room with a feature fireplace, a large master bedroom, a double bedroom overlooking the rear garden and a further single bedroom. A four piece suite bathroom with separate shower. A lounge with stunning views of the surrounding landscape and a open fire. The kitchen has ample work surfaces and storage units, the kitchen also benefits from a walk in pantry. A separate w/c can also be found on the ground floor along with stairs leading to the cellars.

There are four large cellar chambers with access to the natural spring. The cellars also have great potential to be converted with windows, power and water already in situ.

Externally the property is set back from the main road with a single garage and driveway. Whilst the rear offers a spacious garden with stunning views.

This property offers a superb lifestyle and must be viewed to truly appreciate what it has on offer.



Energy Performance Certificate

Smithy Lane Bungalow, Smithy Lane, Marple Bridge, STOCKPORT, SK6 5NS

Dwelling type: Semi-detached bungalow

Reference number: 8808-7725-5630-7729-7902

Date of assessment: 01 May 2018

Type of assessment: RUSAP existing dwelling

Date of certificate: 01 May 2018

Total floor area: 109 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:

Over 3 years you could save

£ 9,225

£ 6,766

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	
Heating	£ 7,947 over 3 years	£ 1,800 over 3 years	
Hot Water	£ 1,284 over 3 years	£ 345 over 3 years	
Totals	£ 9,225	£ 2,439	You could save £ 6,786 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

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)

Current

Potential

78

41

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).

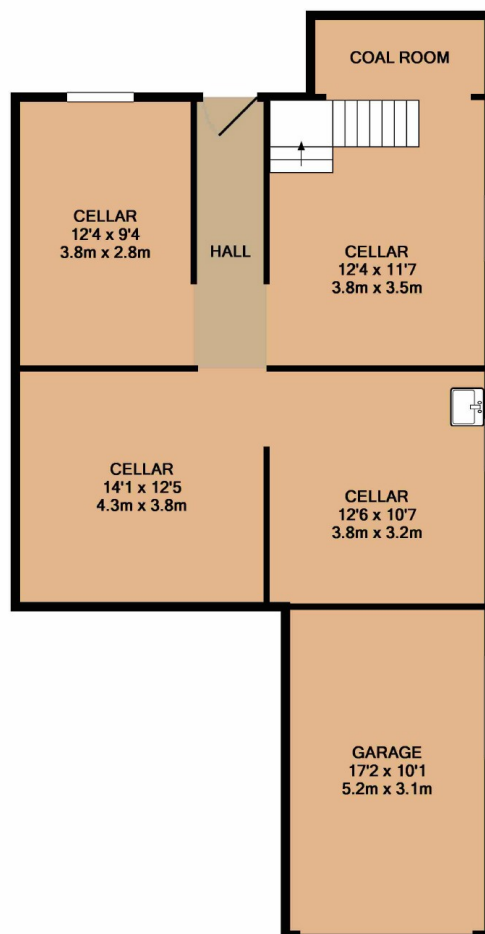
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

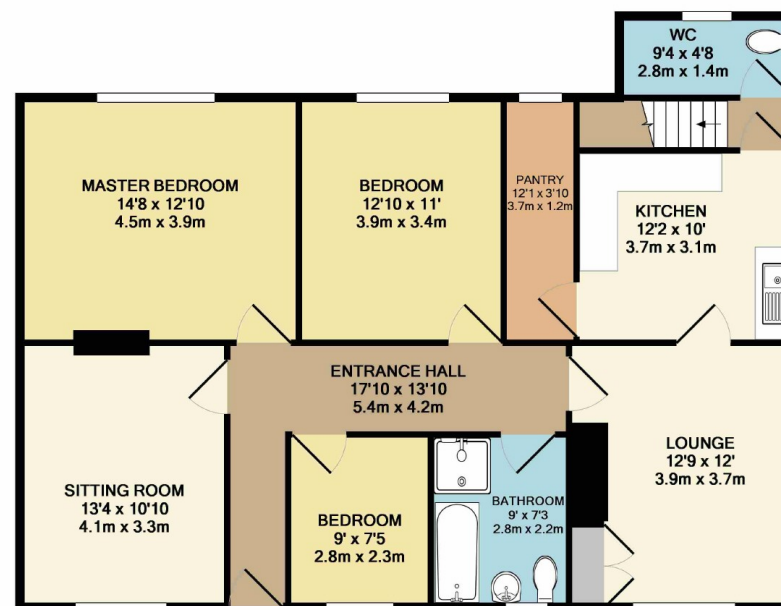
Recommended measures	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 2,238
2. Floor insulation (suspended floor)	£800 - £1,200	£ 1,644
3. Increase hot water cylinder insulation	£15 - £30	£ 171

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-guide/calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



BASEMENT LEVEL
APPROX. FLOOR
AREA 880 SQ.FT.
(81.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1105 SQ.FT.
(102.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1985 SQ.FT. (184.4 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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