

JULIAN
WADDEN





14 Diamond Terrace Marple Guide price £200,000



Square Footage: 821
Council Tax Band: B
Tenure: Freehold
Service Charge:
Sat Nav Directions: SK6 7JL

A well presented two bedroom terrace finished to a superb standard throughout with a UTILITY ROOM and situated in a quite CUL-DE-SAC.

In brief the property offers to the ground floor; vestibule entrance hallway leading into the light and airy lounge with a gas feature fireplace, a contemporary kitchen diner with a range master cooker at the heart of the room with well designed storage and a walk in pantry. This is a great entertaining room. The utility room is a useful storage space located just off the kitchen with access to the rear garden.

The first floor reveals two bedrooms which as both well decorated and a spacious three piece suite with a large storage cupboard.

Externally the property offers a front yard and a well landscaped rear garden with an array of mature flora and fauna with Indian sandstone paving.



Energy Performance Certificate

14, Diamond Terrace, Marple, STOCKPORT, SK6 7JL

Dwelling type:Mid-terrace house

Reference number:0008-6924-6220-4252-5874

Date of assessment:16 October 2012

Type of assessment:RdSAP, existing dwelling

Date of certificate:16 October 2012

Total floor area:78 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 making improvement measures

Estimated energy costs of dwelling for 3 years:

Over 3 years you could save

£ 2,136

£ 667

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 132 over 3 years	
Heating	£ 1,166 over 3 years	£ 1,212 over 3 years	
Hot Water	£ 327 over 3 years	£ 225 over 3 years	
Totals	£ 2,136	£ 1,569	You could save £ 667 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+++)

(85-91)

(69-84)

(55-68)

(39-54)

(23-38)

(7-22) (D)

(1-6) (E)

(0-4) (F)

(0-1) (G)

100

65

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).

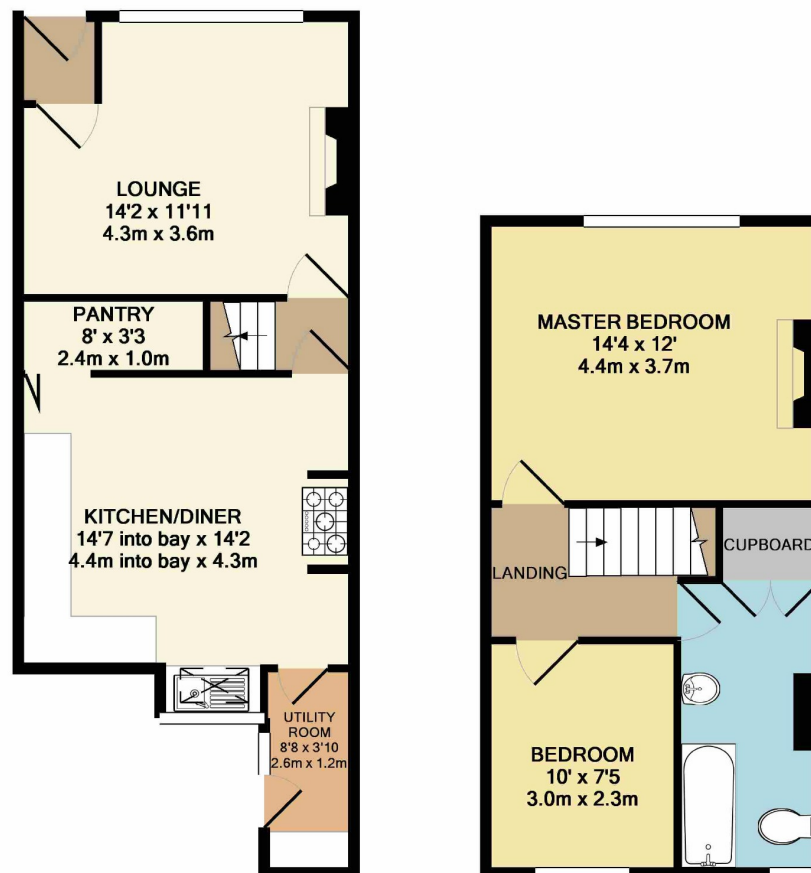
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1. Cavity wall insulation	£500 - £1,500	£ 210
2. Internal or external wall insulation	£4,000 - £14,000	£ 84
3. Floor insulation	£800 - £1,200	£ 105

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 Deal may enable you to make your home warmer and cheaper to run.



GROUND FLOOR
 APPROX. FLOOR
 AREA 433 SQ.FT.
 (40.2 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 388 SQ.FT.
 (36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 821 SQ.FT. (76.2 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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