

JULIAN
WADDEN





6 Charles Avenue
Marple
Guide price £269,950



Square Footage: 918
Council Tax Band: C
Tenure: Freehold
Service Charge:
Sat Nav Directions: SK6 6JY

A well presented three bedroom semi detached with an extensive gated driveway located in a quiet cul-de-sac location, close to local schools.

In brief the property offers to the ground floor; entrance hallway with stairs leading to the first floor and under stairs storage, a breakfast kitchen with ample work surfaces and storage units. The rear of the property offers an open plan lounge diner with large patio doors leading out into the enclosed garden.

The first floor offers three double bedrooms with two bedrooms offering fitted storage. A spacious family bathroom with eaves storage. Externally the property offers ample off road parking and a mature lawn garden giving extra privacy from the road. The rear garden is mainly paved, enclosed and clearly fenced with side access.



Energy Performance Certificate

6, Charles Avenue, Marge, STOCKPORT, SK5 6JY

Dwelling type: Semi-detached house

Reference number: 0862-2805-7017-9528-4041

Date of assessment: 25 September 2018

Type of assessment: RDSAP, existing dwelling

Date of certificate: 25 September 2018

Total floor area: 10 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

£ 3,069

£ 1,356

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 174 over 3 years	
Heating	£ 2,317 over 3 years	£ 1,320 over 3 years	
Hot Water	£ 300 over 3 years	£ 216 over 3 years	
Totals	£ 3,069	£ 1,710	You could save £ 3,069 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)

100

95

90

85

80

75

70

65

60

55

50

45

40

35

30

25

20

15

10

5

0

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).

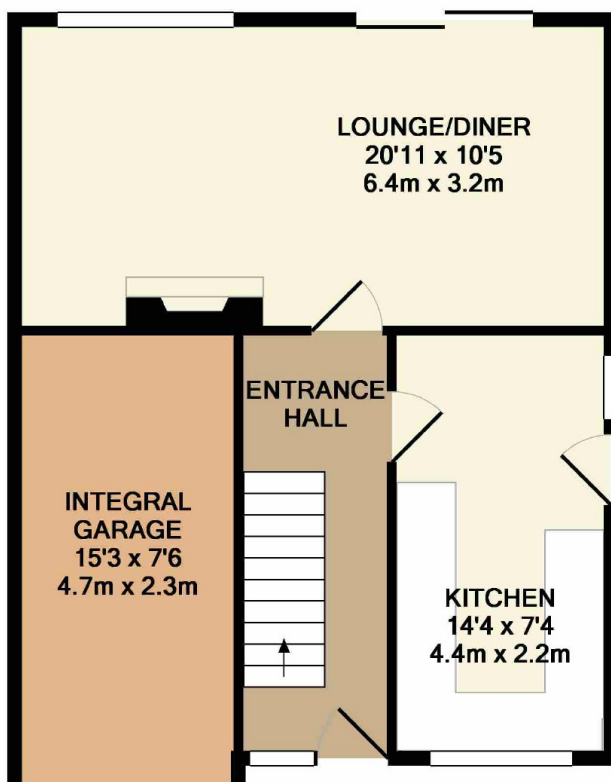
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

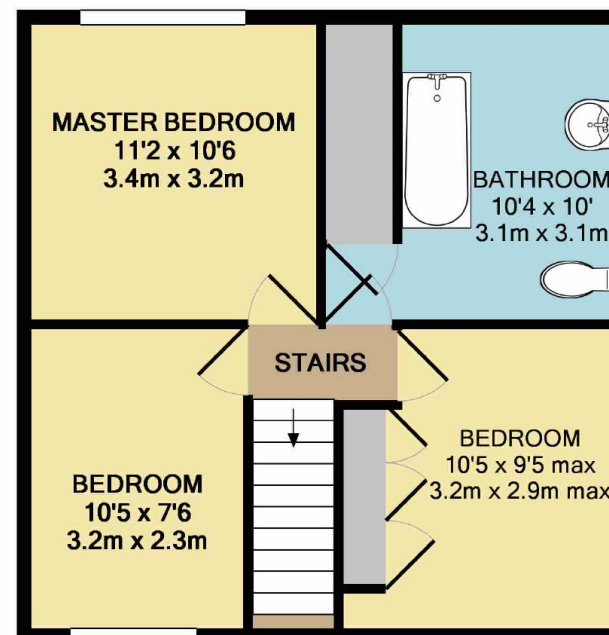
Recommended measures	Indicative cost	Typical savings over 3 years
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£ 75
2. Room-in-roof insulation	£1,500 - £2,700	£ 842
3. Floor insulation (suspended floor)	£800 - £1,200	£ 188

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

10. Find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator 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 503 SQ.FT.
(46.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 918 SQ.FT. (85.3 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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