

JULIAN
WADDEN



14 Brindley Avenue
Marple
Guide price £210,000



Square Footage: 630
Council Tax Band: A
Tenure:
Service Charge:
Sat Nav Directions: SK6 7NH

NO ONWARDS CHAIN is this recently refurbished three bedroom semi-detached in the centre of Marple offering off road parking, a new kitchen and bathroom and a recently landscaped patio area and garden.

This property offers to the ground floor; a useful storm porch, leading thorough into the hallway, the lounge has an exposed brick feature fireplace with multi fuel burner. The kitchen/diner offers space for a formal dining table and french doors leading to the patio area, the newly fitted kitchen offers plenty of worktop and storage space.

The first floor reveals three bedrooms, two of which are doubles and a further single. The newly fitted modern bathroom completes the floor.

Externally the property offers off road parking at the front for two vehicles with access around the side. The rear patio area has been recently landscaped with the rest mainly laid to lawn with a useful brick built shed at the bottom, great for storage.



Energy Performance Certificate

14, Brindley Avenue, Marple, STOCKPORT, SK6 7NH

Dwelling type: Semi-detached house

Reference number: 8502-6997-0129-1896-2123

Date of assessment: 11 September 2012

Type of assessment: RdSAP, existing dwelling

Date of certificate: 11 September 2012

Total floor area: 67 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:

£ 2,367

Over 3 years you could save

£ 1,128

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 102 over 3 years	<div><div>You could save £ 1,128 over 3 years</div></div>
Heating	£ 1,779 over 3 years	£ 684 over 3 years	
Hot Water	£ 384 over 3 years	£ 183 over 3 years	
Totals	£ 2,367	£ 1,239	

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+++)

(91-100)

(81-90)

(71-80)

(61-70)

(51-60)

(41-50)

(31-40)

(21-30)

(11-20)

0 (A)

A+++

A++

A+

A

B

C

D

E

F

G

H

I

100 (A+++)

(91-100)

(81-90)

(71-80)

(61-70)

(51-60)

(41-50)

(31-40)

(21-30)

(11-20)

0 (A)

A+++

A++

A+

A

B

C

D

E

F

G

H

I

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

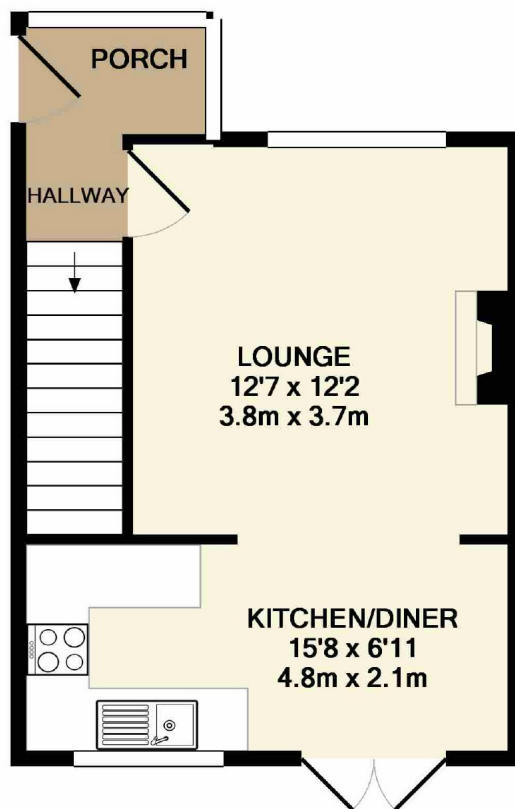
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 414
2 Floor insulation	£800 - £1,200	£ 105
3 Low energy lighting for all fixed outlets	£40	£ 64

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

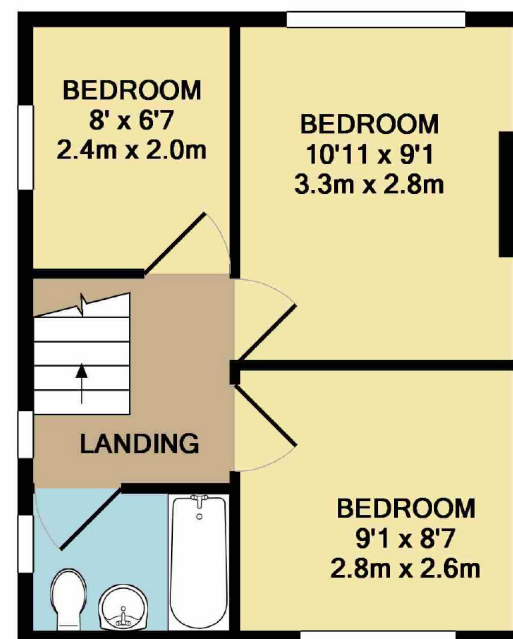
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-graphic-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

A photograph of a bright, empty room, likely a lounge or dining area. It features a large window with a wooden frame and a radiator below it. The room has light-colored walls and a carpeted floor.

A photograph of a large, paved patio area. The patio is made of light-colored stone tiles and is bordered by a wooden fence. There are several potted plants and flowers on the patio. In the background, there are tall trees and a small building.



GROUND FLOOR
APPROX. FLOOR
AREA 328 SQ.FT.
(30.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 302 SQ.FT.
(28.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 630 SQ.FT. (58.5 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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