

JULIAN
WADDEN





37 Printers Drive
Strines, Marple
Guide price £390,000



Square Footage: 1485
Council Tax Band: F
Tenure: Leasehold
Service Charge:N/A
Sat Nav Directions: SK6 7GT

A stunning detached family home finished to an immaculate standard offering spacious living accommodation throughout, situated on a beautiful private family estate with tennis courts, football pitch, pavilion and playground. THE PERFECT FAMILY HOME. In brief the accommodation comprises of entrance hallway, spacious family living room with focal fireplace, a contemporary and expansive kitchen dining area with ample space for a play area and french doors leading onto the enclosed rear garden, a useful downstairs w/c and cloakroom. To the first floor there is a spacious and light landing, leading off are two generously sized double bedrooms, with the second benefitting from fitted wardrobes and a modern ensuite, a further single bedroom, the luxury Master bedroom offers a spacious walk in wardrobe and a contemporary ensuite. The first floor also benefits from a three piece family bathroom and storage cupboard. Externally the property offers off road parking and access to the integral garage, whilst to the rear the enclosed garden is mainly laid to lawn with great views of the surrounding landscape.



Energy Performance Certificate

SAP

Energy Performance Certificate

37, Printers Drive, Strines, STOCKPORT, SK6 7GT

Dwelling type: Detached house

Date of assessment: 18 February 2014

Date of certificate: 18 February 2014

Reference number: 0999-3858-6920-9994-6101

Type of assessment: SAP new dwelling

Total floor area: 108 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

£ 1,743

£ 237

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 177 over 3 years	
Heating	£ 1,035 over 3 years	£ 1,110 over 3 years	
Hot Water	£ 357 over 3 years	£ 219 over 3 years	
Totals	£ 1,743	£ 1,506	You could save £ 237 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - Best rating (A++)

Very good (A)

Good (B)

Below average (C)

Average (D)

Below average (E)

Average (F)

Below average (G)

Average (H)

Below average (I)

Average (J)

Below average (K)

Average (L)

Below average (M)

Average (N)

Below average (O)

Average (P)

Below average (Q)

Average (R)

Below average (S)

Average (T)

Below average (U)

Average (V)

Below average (W)

Average (X)

Below average (Y)

Average (Z)

Below average (AA)

Average (AB)

Below average (AC)

Average (AD)

Below average (AE)

Average (AF)

Below average (AG)

Average (AH)

Below average (AI)

Average (AJ)

Below average (AK)

Average (AL)

Below average (AM)

Average (AN)

Below average (AO)

Average (AP)

Below average (AQ)

Average (AR)

Below average (AS)

Average (AT)

Below average (AU)

Average (AV)

Below average (AW)

Average (AX)

Below average (AY)

Average (AZ)

Below average (BA)

Average (BB)

Below average (BC)

Average (BD)

Below average (BE)

Average (BF)

Below average (BG)

Average (BH)

Below average (BI)

Average (BJ)

Below average (BK)

Average (BL)

Below average (BM)

Average (BN)

Below average (BO)

Average (BP)

Below average (BQ)

Average (BR)

Below average (BS)

Average (BT)

Below average (BU)

Average (BV)

Below average (BW)

Average (BX)

Below average (BY)

Average (BZ)

Below average (CA)

Average (CB)

Below average (CC)

Average (CD)

Below average (CE)

Average (CF)

Below average (CG)

Average (CH)

Below average (CI)

Average (CJ)

Below average (CK)

Average (CL)

Below average (CM)

Average (CN)

Below average (CO)

Average (CP)

Below average (CQ)

Average (CR)

Below average (CS)

Average (CT)

Below average (CU)

Average (CV)

Below average (CW)

Average (CX)

Below average (CY)

Average (CZ)

Below average (DA)

Average (DB)

Below average (DC)

Average (DD)

Below average (DE)

Average (DF)

Below average (DG)

Average (DH)

Below average (DI)

Average (DJ)

Below average (DK)

Average (DL)

Below average (DM)

Average (DN)

Below average (DO)

Average (DP)

Below average (DQ)

Average (DR)

Below average (DS)

Average (DT)

Below average (DU)

Average (DV)

Below average (DW)

Average (DX)

Below average (DY)

Average (DZ)

Below average (EA)

Average (EB)

Below average (EC)

Average (ED)

Below average (EE)

Average (EF)

Below average (EG)

Average (EH)

Below average (EI)

Average (EJ)

Below average (EK)

Average (EL)

Below average (EM)

Average (EN)

Below average (EO)

Average (EP)

Below average (EQ)

Average (ER)

Below average (ES)

Average (ET)

Below average (EU)

Average (EV)

Below average (EW)

Average (EX)

Below average (EY)

Average (EZ)

Below average (FA)

Average (FB)

Below average (FC)

Average (FD)

Below average (FE)

Average (FF)

Below average (FG)

Average (FH)

Below average (FI)

Average (FJ)

Below average (FK)

Average (FL)

Below average (FM)

Average (FN)

Below average (FO)

Average (FP)

Below average (FQ)

Average (FR)

Below average (FS)

Average (FT)

Below average (FU)

Average (FV)

Below average (FW)

Average (FX)

Below average (FY)

Average (FZ)

Below average (GA)

Average (GB)

Below average (GC)

Average (GD)

Below average (GE)

Average (GF)

Below average (GG)

Average (GH)

Below average (GI)

Average (GJ)

Below average (GK)

Average (GL)

Below average (GM)

Average (GN)

Below average (GO)

Average (GP)

Below average (GQ)

Average (GR)

Below average (GS)

Average (GT)

Below average (GU)

Average (GV)

Below average (GW)

Average (GX)

Below average (GY)

Average (GZ)

Below average (HA)

Average (HB)

Below average (HC)

Average (HD)

Below average (HE)

Average (HF)

Below average (HG)

Average (HH)

Below average (HI)

Average (HJ)

Below average (HK)

Average (HL)

Below average (HM)

Average (HN)

Below average (HO)

Average (HP)

Below average (HQ)

Average (HR)

Below average (HS)

Average (HT)

Below average (HU)

Average (HV)

Below average (HW)

Average (HX)

Below average (HY)

Average (HZ)

Below average (IA)

Average (IB)

Below average (IC)

Average (ID)

Below average (IE)

Average (IF)

Below average (IG)

Average (IH)

Below average (II)

Average (IJ)

Below average (IK)

Average (IL)

Below average (IM)

Average (IN)

Below average (IO)

Average (IP)

Below average (IQ)

Average (IR)

Below average (IS)

Average (IT)

Below average (IU)

Average (IV)

Below average (IW)

Average (IX)

Below average (IY)

Average (IZ)

Below average (JA)

Average (JB)

Below average (JC)

Average (JD)

Below average (JE)

Average (JF)

Below average (JG)

Average (JH)

Below average (JI)

Average (JJ)

Below average (JK)

Average (JL)

Below average (JM)

Average (JN)

Below average (JO)

Average (JP)

Below average (JQ)

Average (JR)

Below average (JS)

Average (JT)

Below average (JU)

Average (JV)

Below average (JW)

Average (JX)

Below average (JY)

Average (JZ)

Below average (KA)

Average (KB)

Below average (KC)

Average (KD)

Below average (KE)

Average (KF)

Below average (KG)

Average (KH)

Below average (KI)

Average (KJ)

Below average (KK)

Average (KL)

Below average (KM)

Average (KN)

Below average (KO)

Average (KP)

Below average (KQ)

Average (KR)

Below average (KS)

Average (KT)

Below average (KU)

Average (KV)

Below average (KW)

Average (KX)

Below average (KY)

Average (KZ)

Below average (LA)

Average (LB)

Below average (LC)

Average (LD)

Below average (LE)

Average (LF)

Below average (LG)

Average (LH)

Below average (LI)

Average (LJ)

Below average (LK)

Average (LL)

Below average (LM)

Average (LN)

Below average (LO)

Average (LP)

Below average (LQ)

Average (LR)

Below average (LS)

Average (LT)

Below average (LU)

Average (LV)

Below average (LW)

Average (LX)

Below average (LY)

Average (LZ)

Below average (MA)

Average (MB)

Below average (MC)

Average (MD)

Below average (ME)

Average (MF)

Below average (MG)

Average (MH)

Below average (MI)

Average (MJ)

Below average (MK)

Average (ML)

Below average (MM)

Average (MN)

Below average (MO)

Average (MP)

Below average (MQ)

Average (MR)

Below average (MS)

Average (MT)

Below average (MU)

Average (MV)

Below average (MW)

Average (MX)

Below average (MY)

Average (MZ)

Below average (NA)

Average (NB)

Below average (NC)

Average (ND)

Below average (NE)

Average (NF)

Below average (NG)

Average (NH)

Below average (NI)

Average (NJ)

Below average (NK)

Average (NL)

Below average (NM)

Average (NN)

Below average (NO)

Average (NP)

Below average (NQ)

Average (NR)

Below average (NS)

Average (NT)

Below average (NU)

Average (NV)

Below average (NW)

Average (NX)

Below average (NY)

Average (NZ)

Below average (OA)

Average (OB)

Below average (OC)

Average (OD)

Below average (OE)

Average (OF)

Below average (OG)

Average (OH)

Below average (OI)

Average (OJ)

Below average (OK)

Average (OL)

Below average (OM)

Average (ON)

Below average (OO)

Average (OP)

Below average (OQ)

Average (OR)

Below average (OS)

Average (OT)

Below average (OU)

Average (OV)

Below average (OW)

Average (OX)

Below average (OY)

Average (OZ)

Below average (PA)

Average (PB)

Below average (PC)

Average (PD)

Below average (PE)

Average (PF)

Below average (PG)

Average (PH)

Below average (PI)

Average (PJ)

Below average (PK)

Average (PL)

Below average (PM)

Average (PN)

Below average (PO)

Average (PP)

Below average (PQ)

Average (PR)

Below average (PS)

Average (PT)

Below average (PU)

Average (PV)

Below average (PW)

Average (PX)

Below average (PY)

Average (PZ)

Below average (QA)

Average (QB)

Below average (QC)

Average (QD)

Below average (QE)

Average (QF)

Below average (QG)

Average (QH)

Below average (QI)

Average (QJ)

Below average (QK)

Average (QL)

Below average (QM)

Average (QN)

Below average (QO)

Average (QP)

Below average (QQ)

Average (QR)

Below average (QS)

Average (QT)

Below average (QU)

Average (QV)

Below average (QW)

Average (QX)

Below average (QY)

Average (QZ)

Below average (RA)

Average (RB)

Below average (RC)

Average (RD)

Below average (RE)

Average (RF)

Below average (RG)

Average (RH)

Below average (RI)

Average (RJ)

Below average (RK)

Average (RL)

Below average (RM)

Average (RN)

Below average (RO)

Average (RP)

Below average (RQ)

Average (RR)

Below average (RS)

Average (RT)

Below average (RU)

Average (RV)

Below average (RW)

Average (RX)

Below average (RY)

Average (RZ)

Below average (SA)

Average (SB)

Below average (SC)

Average (SD)

Below average (SE)

Average (SF)

Below average (SG)

Average (SH)

Below average (SI)

Average (SJ)

Below average (SK)

Average (SL)

Below average (SM)

Average (SN)

Below average (SO)

Average (SP)

Below average (SQ)

Average (SR)

Below average (SS)

Average (ST)

Below average (SU)

Average (SV)

Below average (SW)

Average (SX)

Below average (SY)

Average (SZ)

Below average (TA)

Average (TB)

Below average (TC)

Average (TD)

Below average (TE)

Average (TF)

Below average (TG)

Average (TH)

Below average (TI)

Average (TJ)

Below average (TK)

Average (TL)

Below average (TM)

Average (TN)

Below average (TO)

Average (TP)

Below average (TQ)

Average (TR)

Below average (TS)

Average (TT)

Below average (TU)

Average (TV)

Below average (TW)

Average (TX)

Below average (TY)

Average (TZ)

Below average (UA)

Average (UB)

Below average (UC)

Average (UD)

Below average (UE)

Average (UF)

Below average (UG)

Average (UH)

Below average (UI)

Average (UJ)

Below average (UK)

Average (UL)

Below average (UM)

Average (UN)

Below average (UO)

Average (UP)

Below average (UQ)

Average (UR)

Below average (US)

Average (UT)

Below average (UU)

Average (UV)

Below average (UW)

Average (UX)

Below average (UY)

Average (UZ)

Below average (VA)

Average (VB)

Below average (VC)

Average (VD)

Below average (VE)

Average (VF)

Below average (VG)

Average (VH)

Below average (VI)

Average (VJ)

Below average (VK)

Average (VL)

Below average (VM)

Average (VN)

Below average (VO)

Average (VP)

Below average (VQ)

Average (VR)

Below average (VS)

Average (VT)

Below average (VU)

Average (VV)

Below average (VW)

Average (VX)

Below average (VY)

Average (VZ)

Below average (WA)

Average (WB)

Below average (WC)

Average (WD)

Below average (WE)

Average (WF)

Below average (WG)

Average (WH)

Below average (WI)

Average (WJ)

Below average (WK)

Average (WL)

Below average (WM)

Average (WN)

Below average (WO)

Average (WP)

Below average (WQ)

Average (WR)

Below average (WS)

Average (WT)

Below average (WU)

Average (WV)

Below average (WW)

Average (WX)

Below average (WY)

Average (WZ)

Below average (XA)

Average (XB)

Below average (XC)

Average (XD)

Below average (XE)

Average (XF)

Below average (XG)

Average (XH)

Below average (XI)

Average (XJ)

Below average (XK)

Average (XL)

Below average (XM)

Average (XN)

Below average (XO)

Average (XP)

Below average (XQ)

Average (XR)

Below average (XS)

Average (XT)

Below average (XU)

Average (XV)

Below average (XW)

Average (XX)

Below average (XY)

Average (XZ)

Below average (YA)

Average (YB)

Below average (YC)

Average (YD)

Below average (YE)

Average (YF)

Below average (YG)

Average (YH)

Below average (YI)

Average (YJ)

Below average (YK)

Average (YL)

Below average (YM)

Average (YN)

Below average (YO)

Average (YP)

Below average (YQ)

Average (YR)

Below average (YS)

Average (YT)

Below average (YU)

Average (YV)

Below average (YW)

Average (YX)

Below average (YY)

Average (YZ)

Below average (ZA)

Average (ZB)

Below average (ZC)

Average (ZD)

Below average (ZE)

Average (ZF)

Below average (ZG)

Average (ZH)

Below average (ZI)

Average (ZJ)

Below average (ZK)

Average (ZL)

Below average (ZM)

Average (ZN)

Below average (ZO)

Average (ZP)

Below average (ZQ)

Average (ZR)

Below average (ZS)

Average (ZT)

Below average (ZU)

Average (ZV)

Below average (ZW)

Average (ZX)

Below average (ZY)

Average (ZZ)

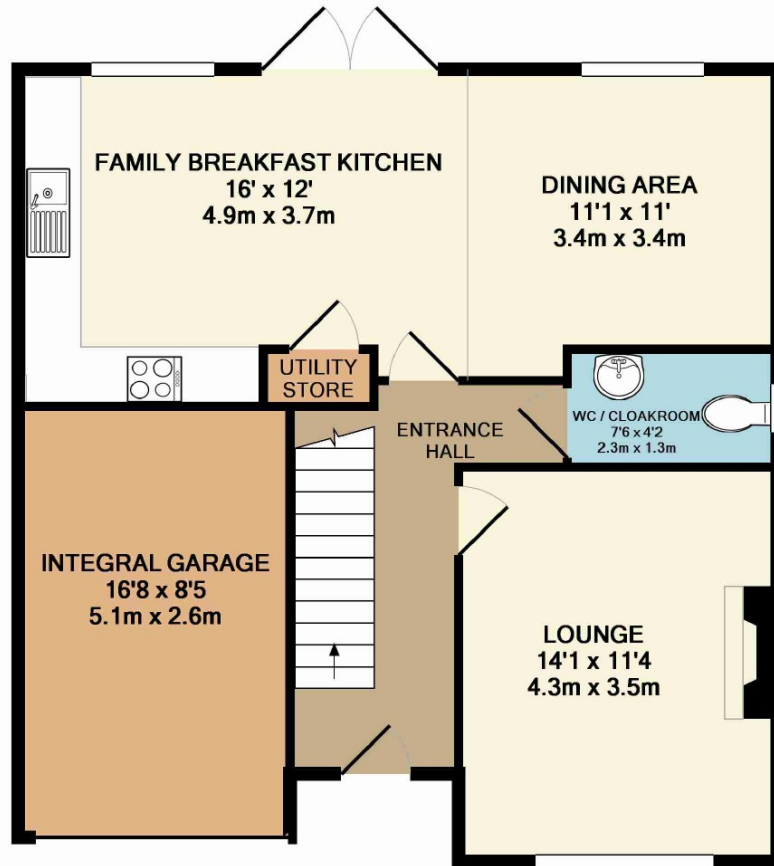
Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Low energy lighting for all fixed outlets	£60	£ 66
2. Solar water heating	£6,000 - £9,000	£ 138
3. Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 703

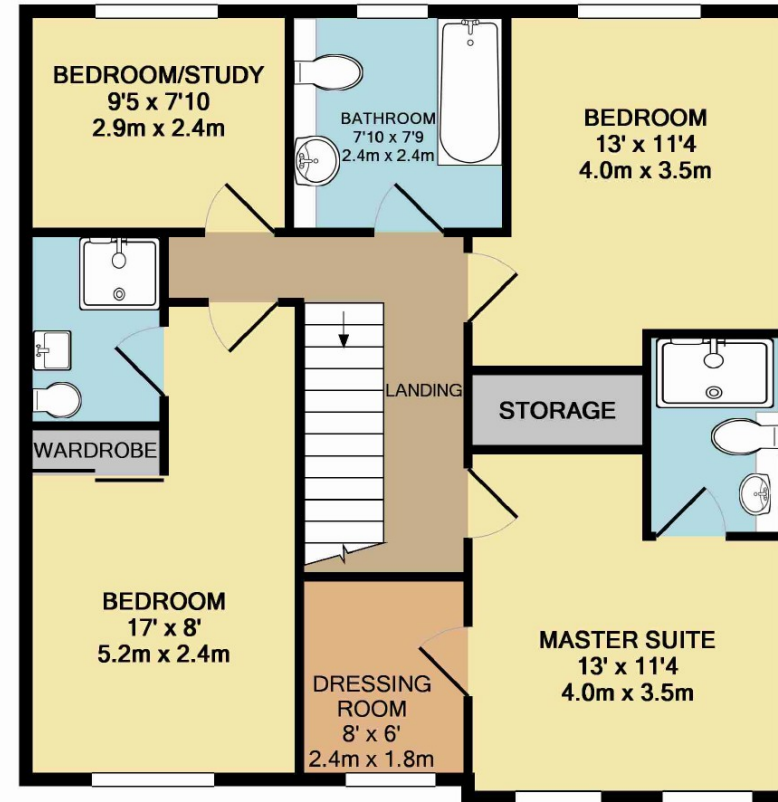
Page 1 of 4

A photograph of a modern bathroom. It features a white bathtub with a glass shower screen, a white toilet, and a white pedestal sink. The walls are covered in light-colored tiles, and there is a large oval mirror above the sink. A wooden vanity unit is visible under the sink.

A photograph of a bright dining room. It features a large wooden dining table with four wooden chairs. The room has a white wall with a large window and a glass door leading outside. There is a white kitchen unit with a sink and a stove. A small table with a lamp is visible in the background.



GROUND FLOOR
APPROX. FLOOR
AREA 736 SQ.FT.
(68.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 749 SQ.FT.
(69.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1485 SQ.FT. (137.9 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
Made with Metropix ©2015

Marple Branch
2 The Hollins, Stockport Road, Marple, Stockport, SK6 6AY | 0161 4270755
marple@julianwadden.co.uk | www.julianwadden.co.uk

**JULIAN
WADDEN**

FOR FACTS STATS AND ALL THINGS MARPLE
VISIT WWW.MARPLEPROPERTYBLOG.COM

rightmove

The Property
Ombudsman

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.