

JULIAN
WADDEN





85 Compstall Road
Marple Bridge
Guide price £210,000



Square Footage: 922
Council Tax Band:
Tenure: Freehold
Service Charge:
Sat Nav Directions: SK6 5HE

Located within walking distance to Marple Bridge Village and both Ludworth & St. Marys Primary Schools. This beautiful cottage terrace offers spacious and light accommodation throughout benefitting from a superb breakfast kitchen area, generous rear garden and a fully converted loft room. Appealing especially to first time buyers and buy to let investors.

In brief the property comprises of the ground floor large family lounge with focal fireplace and open plan kitchen dining area finished to a high standard with the dining area benefitting from french doors leading to the rear garden. To the first floor there are two double bedrooms with the master benefitting from storage space. The loft has been fully converted to a high standard with ample eaves storage, power, and two velux windows which can be access by a drop down ladder. Externally the property offers to the front a paved area with a planting bed, to the rear there is a garden mainly laid to lawn with mature shrubs and a raised decked area.

The property offers substantial capital growth as the location alone attracts alot of people with it being within walking distance to local schools and countryside walks. Giving you the opportunity to rent the property out for £750 per calendar month.



Energy Performance Certificate

85, Comptell Road, Marple Bridge, STOCKPORT, SK6 5HE

Dwelling type:Mid terrace house

Reference number:8006-3949-6829-6796-9623

Date of assessment:14 June 2012

Type of assessment:RdSAP existing dwelling

Date of certificate:15 June 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 making improvement measures

Estimated energy costs of dwelling for 3 years:

Over 3 years you could save

£ 3,003

£ 1,335

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 114 over 3 years	
Heating	£ 2,514 over 3 years	£ 1,380 over 3 years	
Hot Water	£ 294 over 3 years	£ 195 over 3 years	
Totals	£ 3,003	£ 1,689	<div>You could save £ 1,315 over 3 years</div>

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

Very energy efficient - lower running costs

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)

Very energy inefficient - higher running costs

Current

Potential

67

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 based on 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.

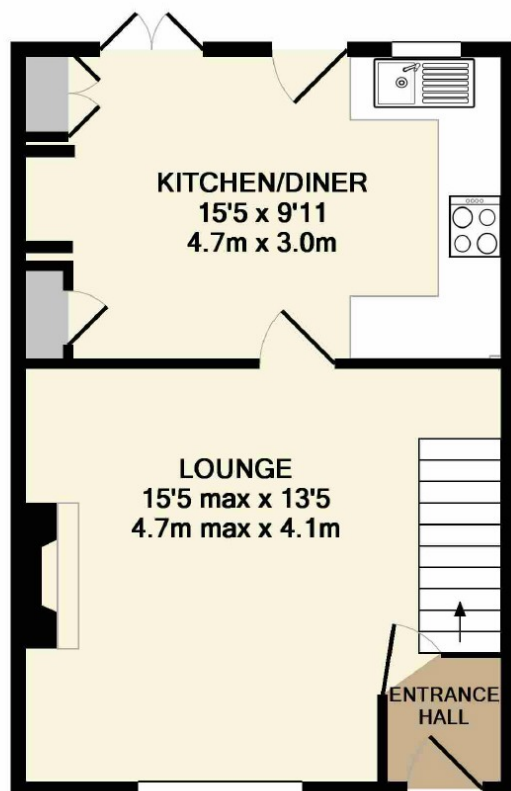
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 684
2 Floor insulation	£800 - £1,200	£ 102
3 Low energy lighting for all fixed outlets	£25	£ 66

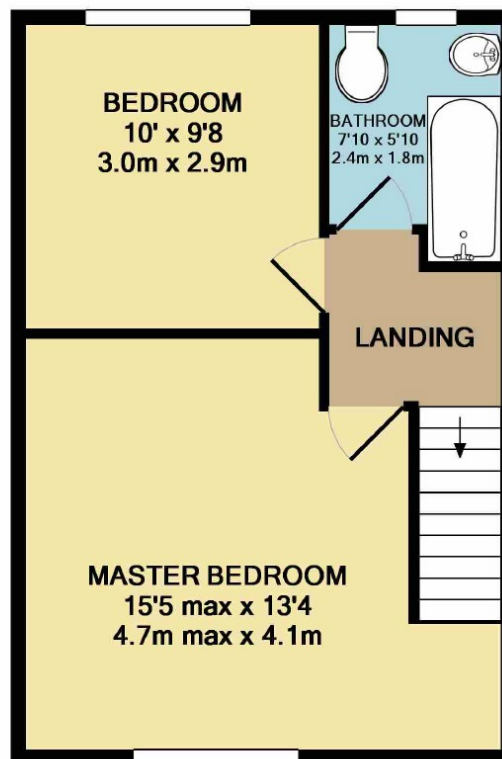
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-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.

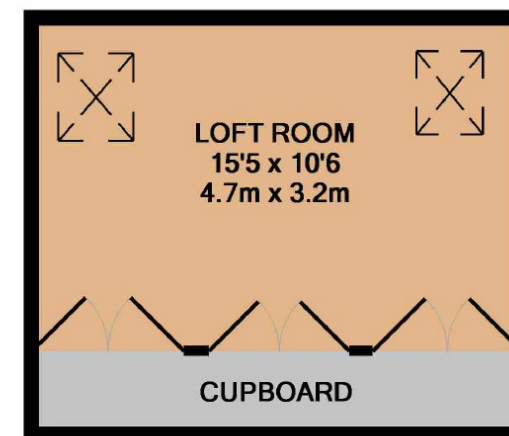
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GROUND FLOOR
APPROX. FLOOR
AREA 359 SQ.FT.
(33.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 203 SQ.FT.
(18.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 922 SQ.FT. (85.7 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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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.