

JULIAN
WADDEN





180-181 George Street
Compstall
Offers in excess of £310,000



Square Footage: 1492
Council Tax Band:
Tenure: Freehold
Service Charge:
Sat Nav Directions: SK6 5JD

A unique and exceptionally spacious mid cottage terrace spanning nearly 1500 sq ft. This larger than most cottage is ideally located in Compstall with views of Etherow Country park and offering two permit parking spaces.

In brief the property offers to the ground floor; entrance in to the open plan lounge and dining area both offering wood burning stoves giving the space a cosy cottage feel, the kitchen can be found off the dining room which has a contemporary finish with ample work surfaces and storage units, access to the internal courtyard can be found from the kitchen. Additionally the ground floor also offers a large family living room. Along with a kitchenette and store room, this could be converted into a utility room.

The first floor reveals four well proportioned bedrooms and a family bathroom. The master bedroom benefits from an en-suite shower room, fitted wardrobes and a mezzanine bedroom area with velux windows.

This property offers extensive living space in the heart of Compstall Village. This property must be viewed to truly appreciate the accommodation on offer.



Energy Performance Certificate

189-181, George Street, Compstall, STOCKPORT, SK6 5JD

Dwelling type: Mid-terrace house Reference number: 0378-9057-0244-4271-5980

Date of assessment: 03 April 2019 Type of assessment: RdSAP existing dwelling

Date of certificate: 04 April 2019 Total floor area: 150 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: **£ 3,564**

Over 3 years you could save **£ 888**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 471 over 3 years	£ 264 over 3 years	You could save £ 888 over 3 years
Heating	£ 2,275 over 3 years	£ 2,006 over 3 years	
Hot Water	£ 318 over 3 years	£ 318 over 3 years	
Totals	£ 3,064	£ 2,588	

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 excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient: low heating costs

Current (Potential): E (59) B (87)

Not energy efficient: high heating costs

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 69).

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

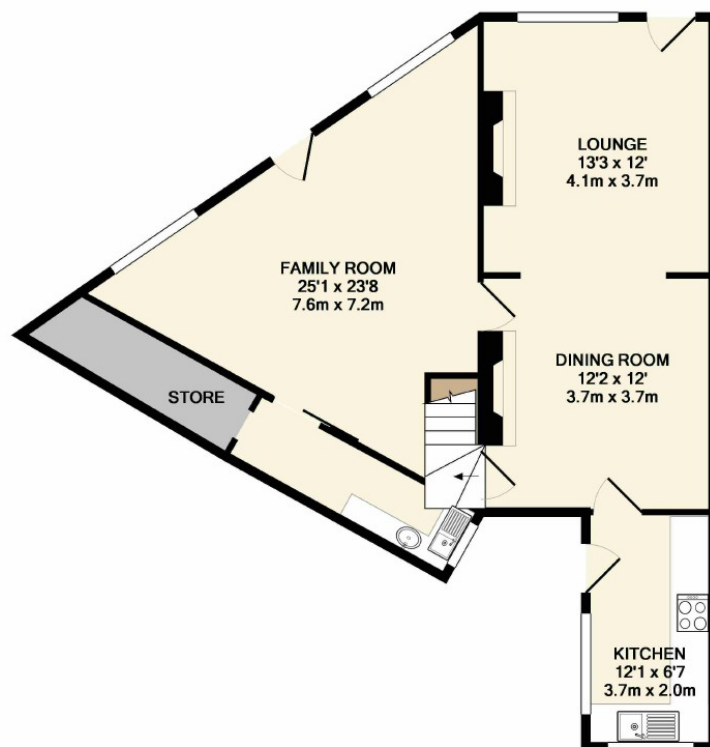
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 468
2 Low energy lighting for all fixed outlets	£175	£ 177
3 Heating controls (room thermostat)	£360 - £450	£ 243

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

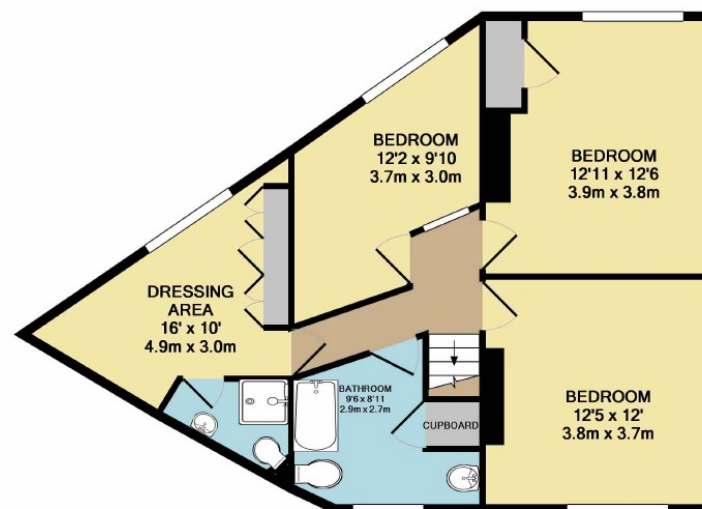
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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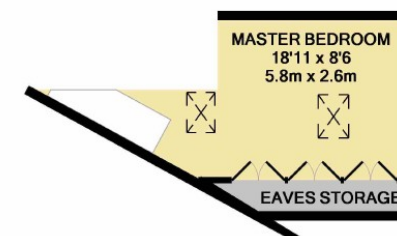
GROUND FLOOR
APPROX. FLOOR
AREA 736 SQ.FT.
(68.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 629 SQ.FT.
(58.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1492 SQ.FT. (138.6 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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MEZZANINE FLOOR
APPROX. FLOOR
AREA 127 SQ.FT.
(11.8 SQ.M.)

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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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