



JULIAN
WADDEN

7 Pear Tree Close
Marple Bridge
Guide price £340,000



Square Footage: 1267
Council Tax Band: D
Tenure:
Service Charge:
Sat Nav Directions: SK6 5ER

AN IDEAL LOCATION IN MARPLE BRIDGE. A stones throw away from Ludworth primary school and only a short walk to the Village with train station to Manchester City centre.

In brief this three bedroom detached home offers to the ground floor; a spacious and welcoming entrance hallway with stairs leading to the first floor, a large family living room which is naturally well lit, a well proportioned dining room which is semi open plan with the kitchen, the kitchen offers ample work surfaces and storage space. The property also benefits from a conservatory which overlooks the rear garden and links the attached garage giving great storage space.

The first floor reveals three good sized bedrooms with a family bathroom with hand wash basin and a separate w/c. Externally the property offers off road parking for at least two cars and a private rear garden which is mainly lawn with a patio area.



Energy Performance Certificate

7, Pear Tree Close, Marple Bridge, STOCKPORT, SK6 5ER

Dwelling type: Detached house

Reference number: 0717-2808-7801-9027-2471

Date of assessment: 28 June 2013

Type of assessment: RdSAP existing dwelling

Date of certificate: 30 June 2013

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 taking improvement measures

Estimated energy costs of dwelling for 3 years:

£ 2,154

Over 3 years you could save

£ 219

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	
Heating	£ 1,134 over 3 years	£ 1,560 over 3 years	
Hot Water	£ 207 over 3 years	£ 192 over 3 years	
Totals	£ 2,154	£ 1,935	<div>You could save £ 219 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

100-91

90-81

80-69

69-55

55-49

49-44

44-39

39-34

34-27

27-12

12-1

Very energy efficient - higher running costs

Current

Potential

70

62

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

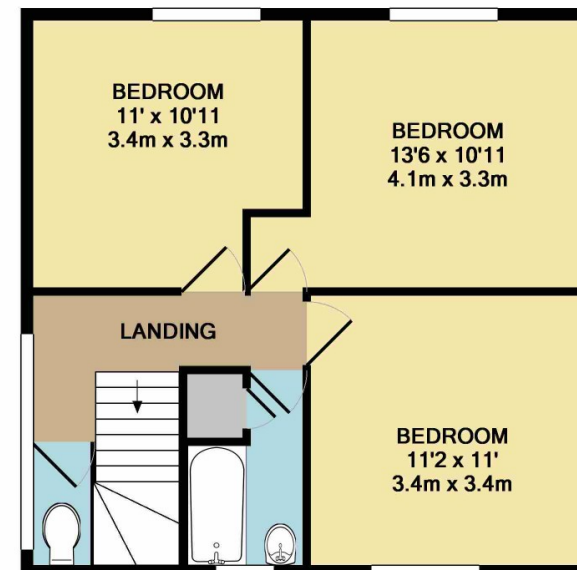
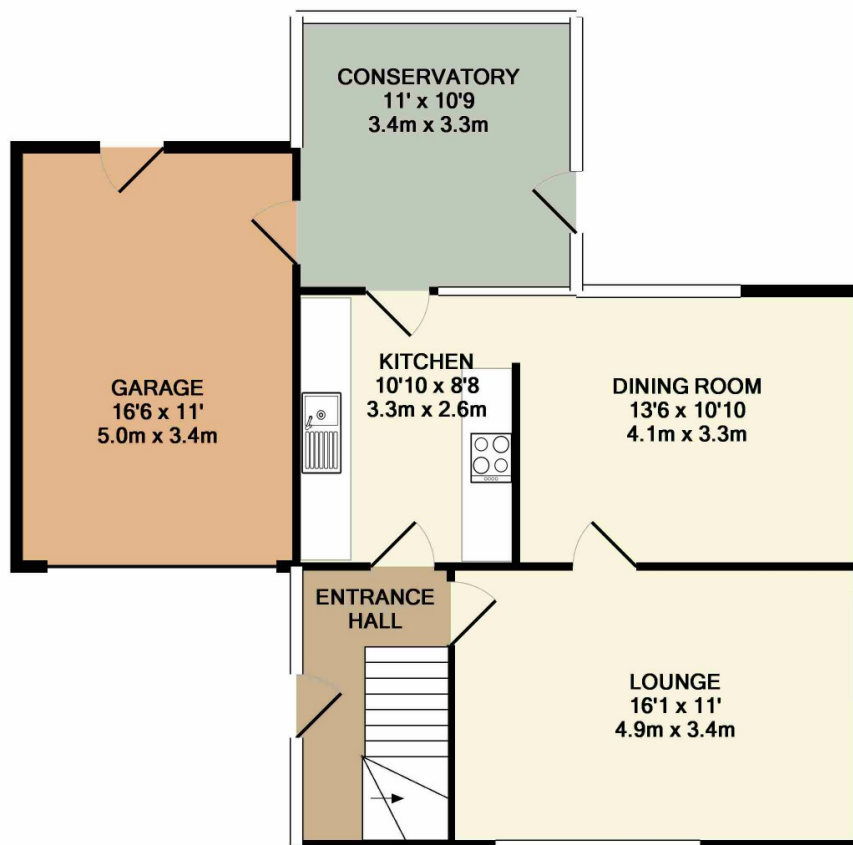
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation	£800 - £1,200	£ 145
2 Solar water heating	£4,000 - £6,000	£ 73
3 Solar photovoltaic panels, 2.6 kWp	£9,000 - £14,000	£ 639

For more information about the recommended measures and other actions you could take, visit the website to save money, visit www.gov.uk/energy-graphs-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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A photograph of the entrance hallway and front door. The hallway has a white wall and a white door with a glass panel. A radiator is visible on the left wall.

A photograph of the rear garden. It features a large lawn, a paved patio area, and a wooden fence. There are several trees and bushes in the background.



TOTAL APPROX. FLOOR AREA 1267 SQ.FT. (117.7 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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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.