



*jordan fishwick*

Leigh Avenue Marple Stockport





**Leigh Avenue Marple Stockport  
SK6 6DF**

**Offers In Excess Of £318,500**



### The Property

Conveniently positioned within a 1/4 of a mile of Marple centre and amenities, a superb four bedroom townhouse. Spacious, well presented accommodation arranged over three floors with off road parking and a delightful landscaped rear garden with its own bar! Pvc double glazing, gas central heating and comprising: entrance hall, bedroom, sitting room and utility/wc on the ground floor, open plan living dining kitchen, hall and bathroom on the first floor, master bedroom with dressing room and two further bedrooms on the second floor. This versatile home is ready to walk into, would suit many types of buyers and has to be viewed.






- Four Bedroom Townhouse
- Versatile Accommodation Over Three Floors
- Central Marple Location
- Well Presented Throughout
- Landscaped Garden with Bar
- Driveway Parking
- Pvc Double Glazing and Gas Central Heating
- Open Plan Living Dining Kitchen
- Spacious Bathroom With Separate Shower

**Postcode** SK6 6DF

**EPC Rating**

**Local Authority** Stockport

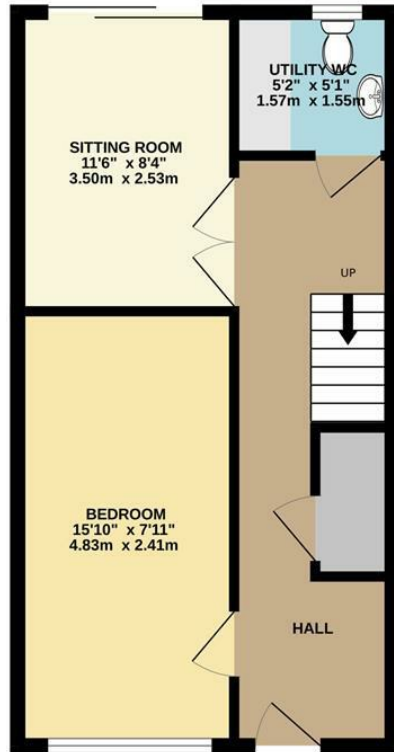
**Council Tax** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

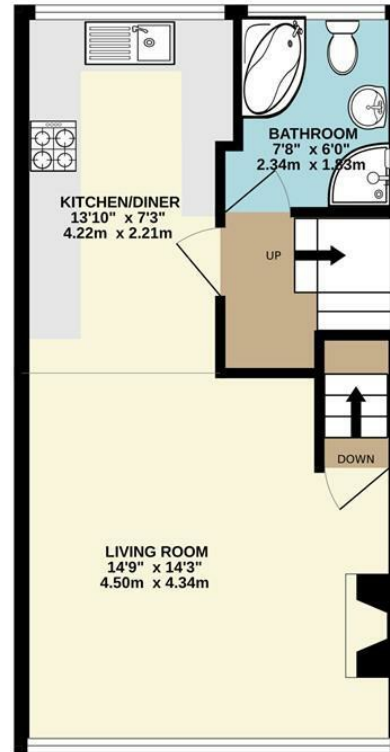




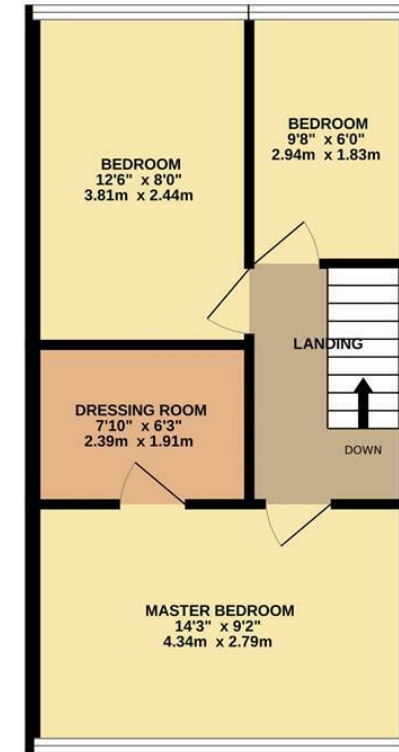
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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