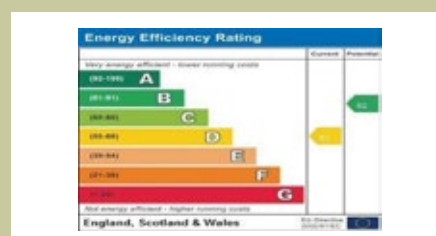
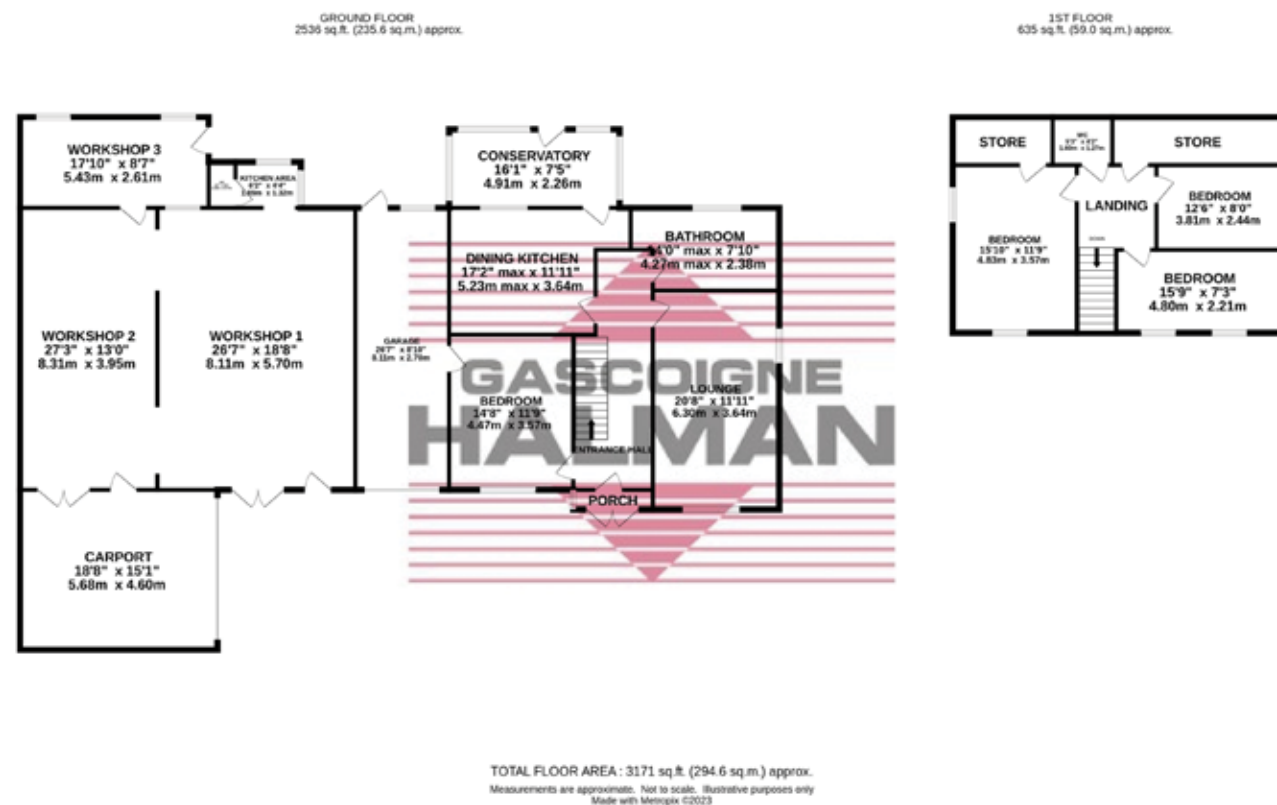


**12 COTE GREEN LANE**  
Marple Bridge  
**£475,000**



**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Marple Bridge  
10, Town Street, MARPLE BRIDGE SK6 5DS  
0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

A rare opportunity to acquire a FOUR bedroom with spacious self contained COMMERCIAL WORKSHOP, all set within a highly sought after residential location.  
**\*\*NO HIGHER CHAIN\*\***



- Ideal for those who wish to run their business from home
- Four bedroom house
- Off road parking and garage

- Self contained commercial premises
- Three spacious workshops and carport
- NO HIGHER CHAIN

**£475,000**

**12 COTE GREEN LANE**

Marple Bridge



This unique property is bound to appeal to those who appreciate the benefit of acquiring a commercial workshop in addition to a family home which provides flexible accommodation and great scope to update and improve.

Situated in a highly regarded residential area within Marple Bridge, the house itself briefly comprises; porch, lounge, dining kitchen, conservatory, ground floor bedroom and bathroom. To the first floor there are three further bedrooms, ample storage space and a WC. A garage links the house to the spacious workshop which three distinct areas, a kitchen area, separate WC and a useful carport.

Externally the paved frontage to the house provides off road parking and access to the garage. there is also parking to the front of the workshop. To the rear of the property there is a large paved patio area and garden area which is currently covered with weed suppressant, which will offer a blank canvas to those who wish to create a garden from scratch. The workshop was previously used as a commercial joiner's premises and is suitable for any number of artisan uses.

#### LOCATION

Marple Bridge caters for most day to day requirements whilst nearby Marple offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter both Marple and Rose Hill stations offer services to Manchester city centre and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

#### DIRECTIONS

POSTCODE: SK6 5DZ

#### TENURE

Freehold. To be confirmed by Solicitors.

#### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

Stockport MBC. Council Tax Band : F

#### VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignehalman.co.uk

**GASCOIGNE HALMAN**