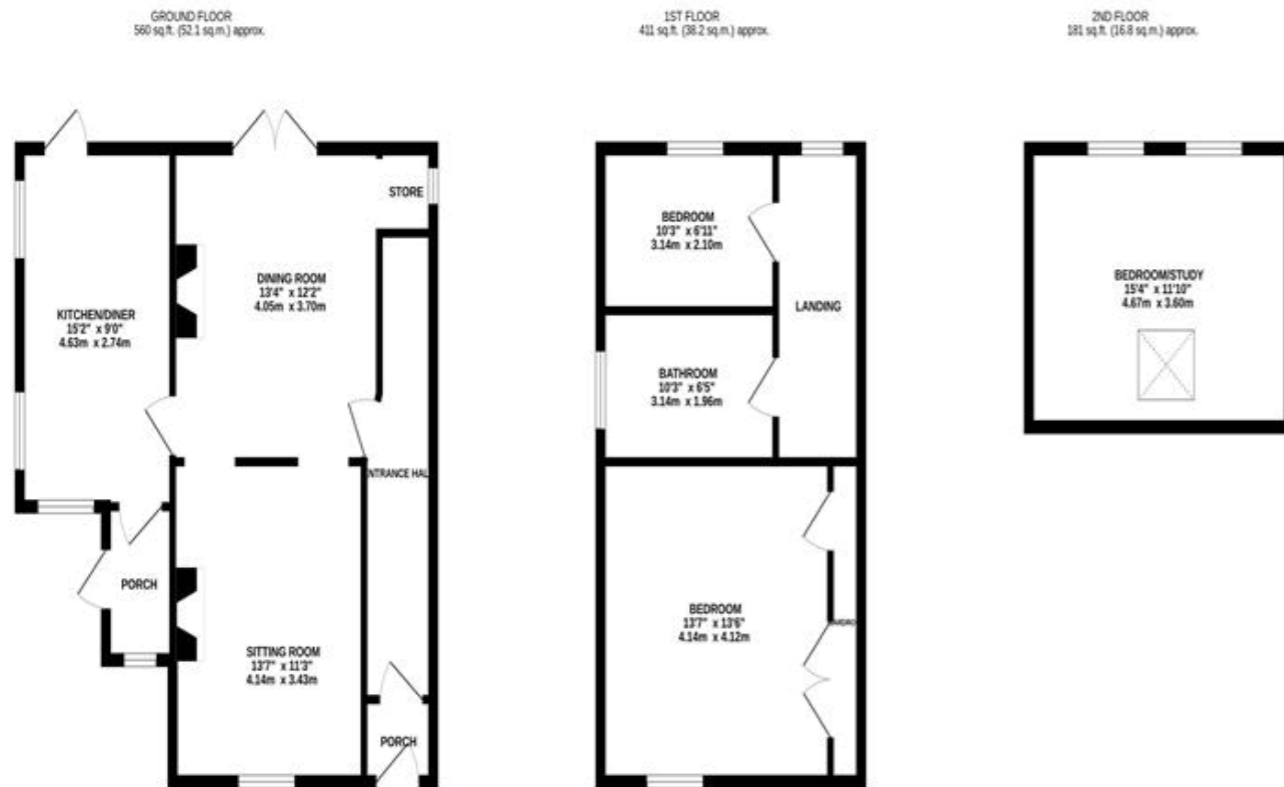


43 LOWER FOLD
Marple Bridge
£450,000



TOTAL FLOOR AREA: 1153 sq.ft. (107.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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



Central to Marple Bridge with a delightful
LARGE rear and side garden this excellent
END terrace will make for a superb purchase
indeed. There is tremendous scope for
FURTHER extension and enhancement
(Subject to PLANNING) but will also make
for a delightful home for a variety of variety
of buyers with the current layout.
NO ONWARD CHAIN!

GASCOIGNE HALMAN

- SITUATED IN THE VILLAGE CENTRE
- TRADITIONAL END TERRACE COTTAGE
- LOUNGE, DINING ROOM, KITCHEN
- THREE BEDROOMS, BATHROOM

- LARGE PARKING/TURNING AREA
- LARGE REAR GARDEN
- **NO HIGHER CHAIN**

£450,000

43 LOWER FOLD

Marple Bridge



DESCRIPTION

This impressive period property is situated in a highly sought after location, only a short walk from the thriving village centre of Marple Bridge and Marple railway station. Available with no vendor chain, the property is bound to appeal to a wide variety of prospective purchasers who will appreciate the convenience of the location and the quality of the accommodation on offer.

Set out over three floors, the property briefly comprises; entrance hall, side porch, dining kitchen, dining room, lounge both with a feature fireplace.

To the first floor there are two bedrooms and a family bathroom. Finally on the second floor there is a loft room, ideal for use as an occasional bedroom or hobby room.

Externally there is a lovely large garden which is mainly laid to lawn well stocked with a variety of fruit trees, shrubs and plants. A gated driveway provides off road road parking.

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 5DU

AGENTS NOTE

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

TENURE

Leasehold for a term of 999 years from 29th September 1912 subject to combined ground rents of £6.50 p a. The greater part of the rear garden is 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 : D

VIEWING

Viewing strictly by appointment through the Agents.

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



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