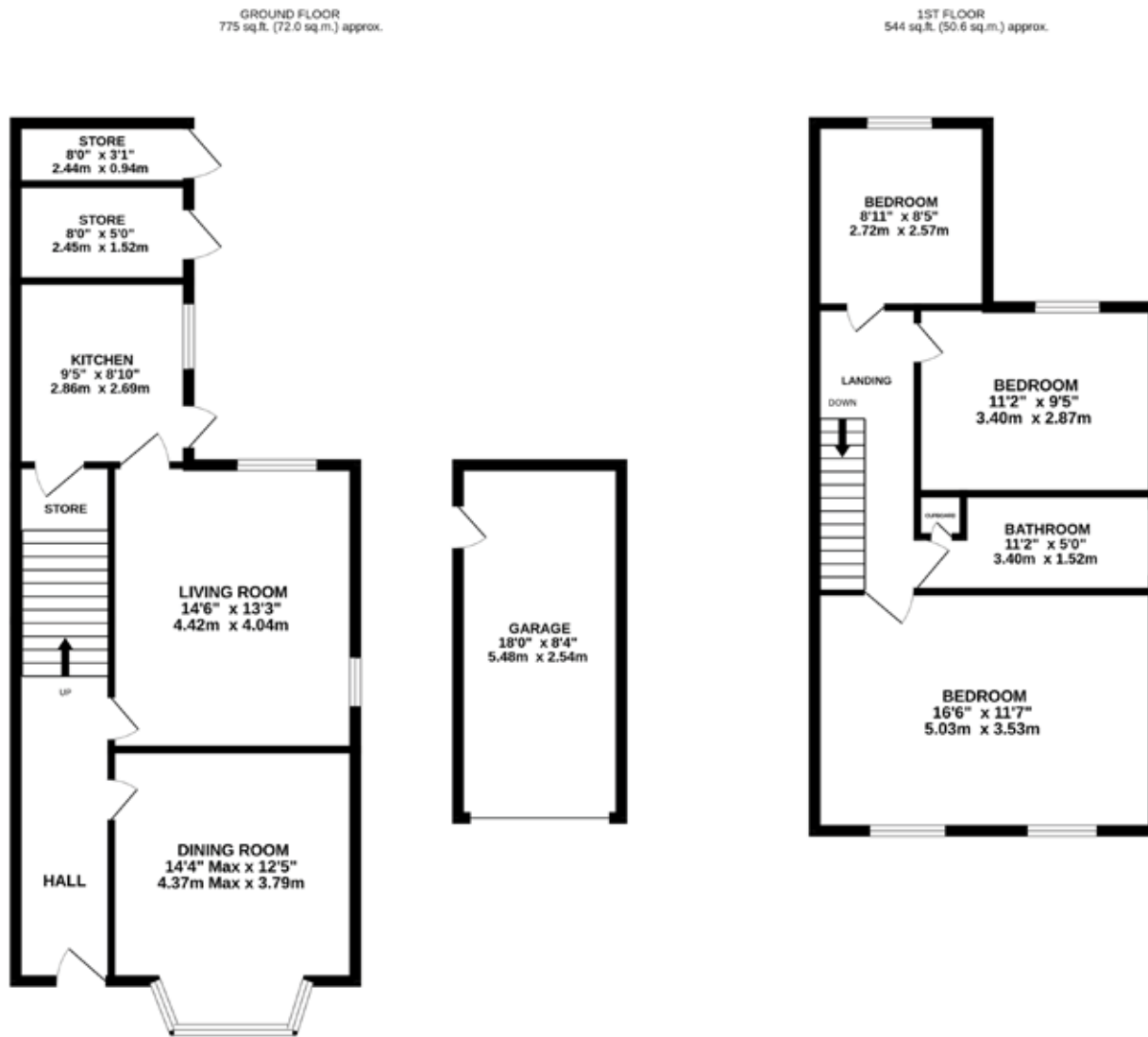
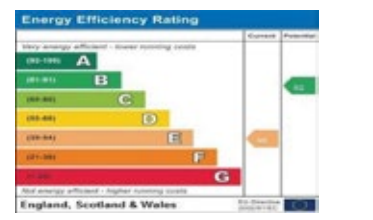


**30 COTE GREEN LANE**  
 Marple Bridge  
**OFFERS OVER**  
**£425,000**



TOTAL FLOOR AREA: 1320 sq.ft. (122.6 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Miroplan ©2023



**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 semi detached Edwardian family home which retains many period features and situated in a popular residential location within Marple Bridge village. Boasting TWO reception rooms, THREE bedrooms, GARDENS, driveway PARKING and DETACHED GARAGE.



- ATTRACTIVE EDWARDIAN SEMI DETACHED FAMILY HOME
- HIGHLY-REGARDED RESIDENTIAL LOCATION
- DINING ROOM, LIVING ROOM, KITCHEN

- THREE BEDROOMS, BATHROOM
- DRIVEWAY PARKING, DETACHED GARAGE
- PLEASANT REAR GARDEN WITH SUMMERHOUSE
- VIEWS OVER THE ROOFTOPS TO THE SURROUNDING COUNTRYSIDE

**OFFERS OVER  
£425,000**

**30 COTE GREEN LANE**

Marple Bridge



**DESCRIPTION**

Cote Green Lane is a popular residential location situated within easy reach of the village centre and close to the popular beauty spot, Etherow Country Park. This traditional Edwardian semi detached house offers stylish accommodation which briefly comprises: entrance hall, bay-fronted dining room with feature open fire, dual aspect living room with feature fireplace, kitchen with understairs pantry and door leading to the rear garden, and useful cellar which provides additional storage space. To the first floor there are three bedrooms (one with feature fireplace) and a family bathroom. It should be noted that the large master bedroom has potential to add an en suite if required (subject to obtaining any necessary

consents), and the loft can be accessed from the landing. Externally, there is a low brick wall to the front boundary and a path leads to the front door. A driveway provides off road parking and access to the detached single garage. A wrought iron gate leads to a path which extends down the side and to the rear of the property and leads in turn to a most attractive timber summerhouse. Steps lead down to the South-West facing rear garden which is mainly laid to lawn edged by a pleasing mix of mature shrubs and there is a paved patio area, ideal for al fresco dining. Finally, there are two attached outside stores, one of which has plumbing for a washing machine.

**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 5EB

**TENURE**

Leasehold for a term of 999 years from 29th September 1906, subject to a ground rent of £1.56 per annum. NB part of the garden is freehold.

**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



gascoignehalman.co.uk

**GASCOIGNE HALMAN**