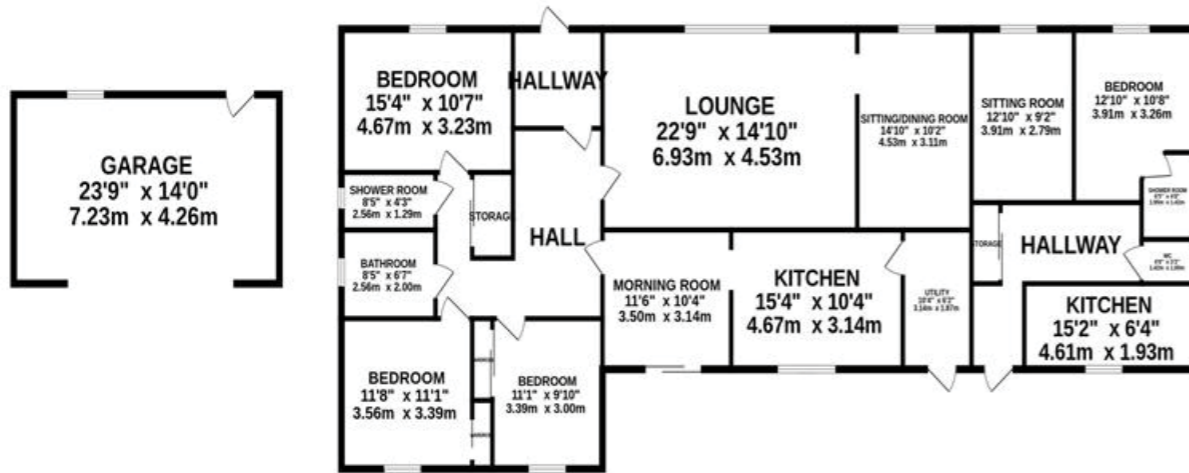


KINDER VIEW
 Sandhill Lane, Marple Bridge
£795,000

GROUND FLOOR
 2416 sq.ft. (224.5 sq.m.) approx.



TOTAL FLOOR AREA: 2416 sq.ft. (224.5 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metroplan ©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

A detached THREE bedroom bungalow with
 SELF-CONTAINED ANNEXE situated in a
 fabulous rural location in the hills above
 Marple Bridge village. Boasting a spacious
 GARAGE, stable block, large GARDENS and
 STUNNING VIEWS.

** NO HIGHER CHAIN**

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

- STUNNING RURAL LOCATION
- GREAT POTENTIAL TO UPDATE AND IMPROVE
- FLEXIBLE ACCOMMODATION
- THREE RECEPTION ROOMS, KITCHEN, UTILITY
- THREE BEDROOMS, BATHROOM SHOWER ROOM

- SELF-CONTAINED 1 BEDROOM ANNEXE
- LARGE GARAGE, STABLE BLOCK
- AMPLE PARKING
- LARGE GARDENS, BEAUTIFUL VIEWS
- ** NO HIGHER CHAIN**

£795,000

KINDER VIEW

Sandhill Lane, Marple Bridge



DESCRIPTION

Kinder View is a large detached bungalow offering spacious and flexible accommodation extending to over 2400 sq ft (approx). Situated in a stunning location and surrounded by beautiful countryside, this property offers great potential to update and improve to create a fabulous home.

In brief the property currently comprises: entrance hall, inner hall, large lounge, sitting/dining room, morning room, kitchen and utility. There are three good sized bedrooms, a bathroom and a separate shower room.

The property includes an attached self-contained annexe which boasts a separate front door and comprises: hallway, sitting room, kitchen, bedroom with en suite shower room and separate WC.

Set within large gardens, the property is approached via a long driveway which leads to a parking area and a large detached garage, and there is a separate stable block. The gardens include a raised low maintenance seating area and the remainder are laid to lawn and are surrounded by fields. As previously mentioned there are stunning views long range views.

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 5NU

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 : E
VIEWING
Viewing strictly by appointment through the Agents.

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



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