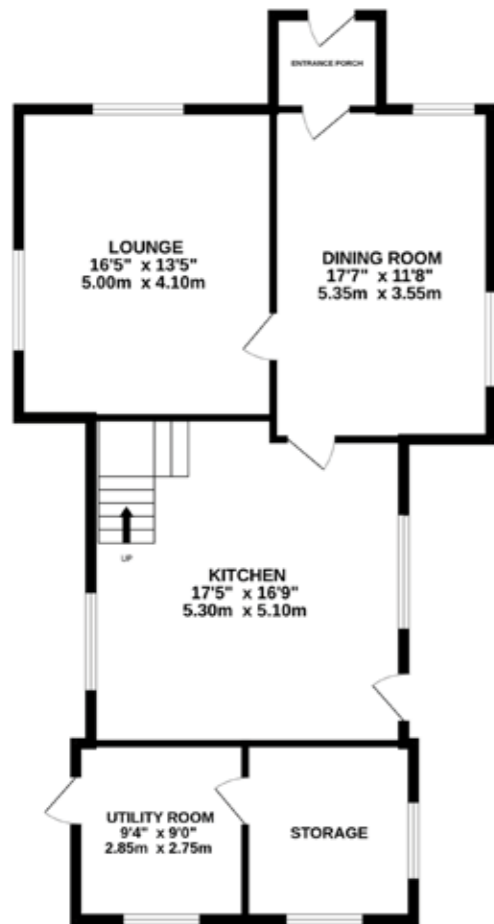


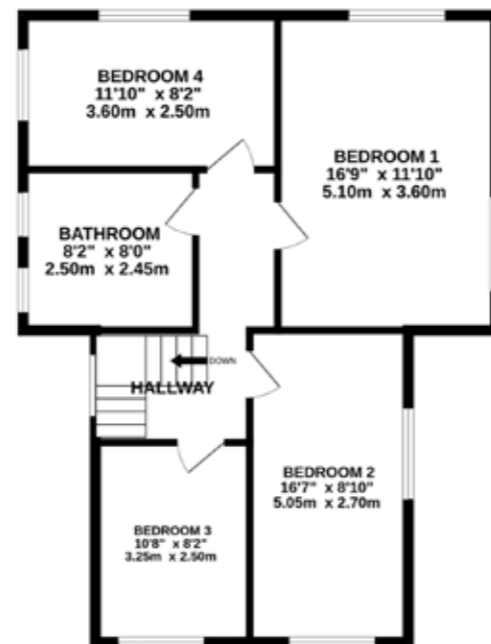
2 SHEPLEY LANE
Marple
OFFERS OVER
£495,000



GROUND FLOOR
893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 1570 sq.ft. (145.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2024

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



**** VIEWING RECOMMENDED ****

A FOUR bedroom mid 17th century Grade II listed detached property situated in a highly convenient location. Boasting many character features, ample off road PARKING, and LARGE GARDENS.

GASCOIGNE HALMAN

- HISTORIC DETACHED PROPERTY
- DECEPTIVELY SPACIOUS ACCOMMODATION
- MANY ORIGINAL AND CHARACTER FEATURES
- 2 RECEPTION ROOMS WITH FEATURE OPEN FIRES

- FARMHOUSE STYLE KITCHEN WITH AGA, UTILITY ROOM
- FOUR GOOD SIZED BEDROOMS, FAMILY BATHROOM
- EXTENSIVE OFF ROAD PARKING
- LARGE MATURE GARDENS

**OFFERS OVER
£495,000**

2 SHEPLEY LANE
Marple



This historic detached cottage is brimming with great character and charm and boasts many character and original features including stone mullion windows, exposed beams, feature open fireplaces and window seats. The many facilities of central Marple are within easy reach, as are beautiful walks along the Macclesfield and Peak Forest canals, and the well known beauty spot Marple Ridge.

Bearing a date stone of 1660, this archetypal period property briefly comprises; entrance porch, dual aspect dining room with feature stone open fireplace, dual aspect lounge with feature stone open fireplace, farmhouse style kitchen with Aga, and utility room

with spacious storage and access to the rear garden. To the first floor there are four good sized bedrooms and a family bathroom. Externally, the property is approached via a wide cobbled driveway which provides access to a further cobbled parking area and the rear garden. There is a small stone flagged patio garden to the front of the property. The large rear garden boasts many features including paved patio seating areas, lawn areas, feature specimen trees and shrubs.

LOCATION

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 7JN

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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