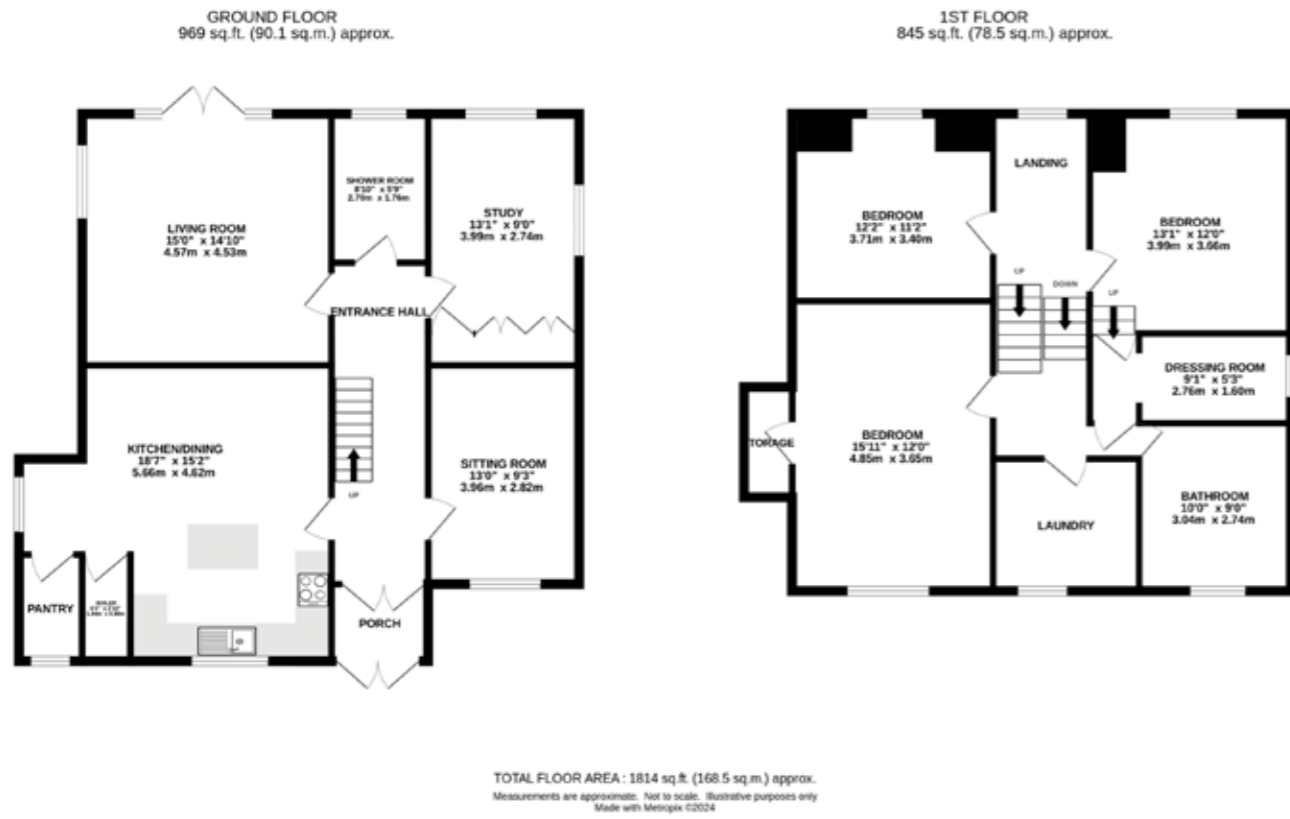


6 THE CEAL
Compstall
£639,950



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 most attractive FOUR bedroom detached property situated in a quiet location overlooking Etherow Country Park to the rear and boasting detached GARAGE, driveway PARKING and GARDENS.

- POPULAR VILLAGE LOCATION
- OVERLOOKING ETHEROW COUNTRY PARK TO THE REAR
- SPACIOUS, FLEXIBLE ACCOMMODATION
- PORCH, HALL, LIVING ROOM, SITTING ROOM, STUDY
- DINING KITCHEN WITH PANTRY, D'STAIRS SHOWER ROOM

- THREE GOOD SIZED BEDROOMS, FAMILY BATHROOM
- DETACHED DOUBLE GARAGE, DRIVEWAY PARKING
- MATURE GARDENS
- ** VIEWING RECOMMENDED**

£639,950

6 THE CEAL

Compstall



Set in a quiet cul de sac location in the popular village of Compstall, this most attractive property offers practical family accommodation which is presented to a high standard throughout. This most attractive property offers spacious and flexible accommodation which briefly comprises; entrance porch, hall, living room, dining kitchen with pantry and boiler cupboard, sitting room, study and downstairs shower room. To the first floor there are three good sized bedrooms and a beautifully appointed family bathroom. Externally, a driveway provides off road parking and access to the detached double garage.

The property has the benefit of mature gardens which are mainly laid to lawn, with feature flower beds and borders. There is a spacious decked area to the rear providing a pleasant al fresco dining/ seating area. The property is located adjacent to the local beauty spot, Etherow Country Park which provides beautiful walks and is a haven for local wildlife.

LOCATION

Compstall is a small village set next to the local beauty spot, Etherow Country Park and is conveniently located between Marple Bridge, Marple and Romiley, all of which offer 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 5LQ

TENURE

Freehold. Subject to a yearly rentcharge of £25.00 pa. 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

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

GASCOIGNE HALMAN