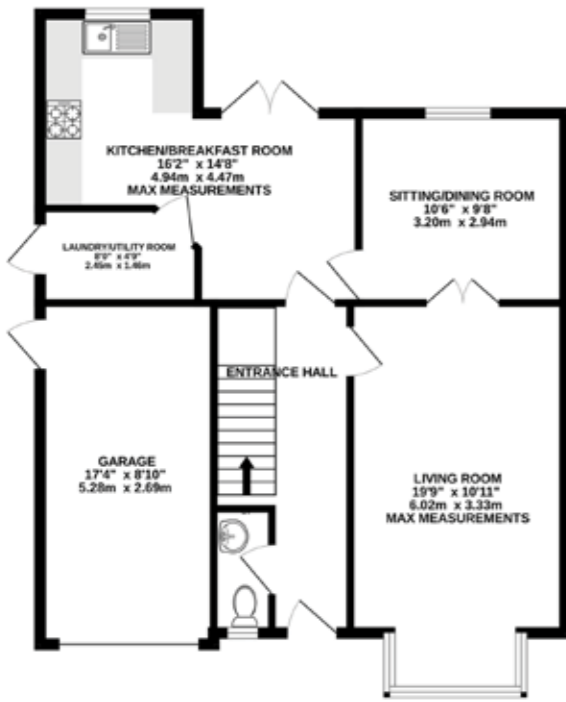
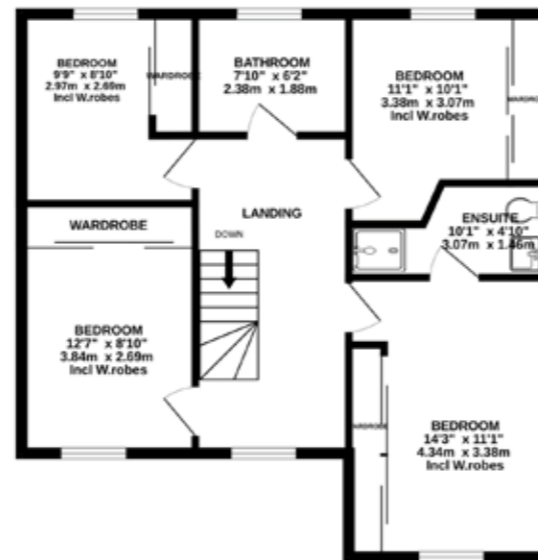


7 EASTWOOD DRIVE
Marple
OFFERS OVER
£475,000

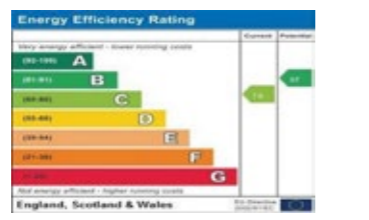
GROUND FLOOR
770 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 1419 sq.ft. (131.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©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 handsome FOUR bedroom DETACHED family home situated in a highly regarded residential location, boasting GARAGE, driveway PARKING and pleasant GARDENS.

- IDEAL FAMILY HOME WITH FOUR WELL PROPORTIONED BEDROOMS
- COMPLETED IN 2012 AND OVERLOOKING A PLEASANT GREEN AREA SET BACK FROM THE ROAD

- GOOD SIZED LAWNED GARDEN
- CLOSE TO EXCELLENT SCHOOLS AND AMENITIES
- GARAGE AND DRIVEWAY
- MODERN PRESENTATION THROUGHOUT

**OFFERS OVER
£475,000**

7 EASTWOOD DRIVE
Marple



DESCRIPTION

Situated in an exclusive residential development located within easy reach of the many facilities of central Marple, this most attractive home is also close to the Middlewood Way which is popular with both cyclists and walkers. This superb home overlooks a pleasant communal green space and provides practical family accommodation which briefly comprises; entrance hall, with downstairs WC just off, bay-fronted lounge with double doors leading to a sitting/ dining room (currently used as a study), beautifully fitted dining kitchen, and separate utility with access to the garden.

To the first floor there are four bedrooms, all with fitted wardrobes and one with en suite shower room, and a family bathroom. Externally, the property is approached via a wide driveway which provides off road parking and access to the integral garage. The front garden is mainly laid to lawn well stocked borders. A side gate provides pedestrian access to the rear garden which includes a pleasant patio seating area, lawn area and well stocked beds and borders.

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 7PW

TENURE

The vendor has recently purchased the freehold of the property which has not yet been registered at HM Land Registry. An epitome of title will be provided to a purchaser so that the freehold title can be registered in the purchaser's name on completion of the sale.

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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