



9 BRABYNS BROW
MARPLE, SK6 7DA

GASCOIGNE HALMAN



THE AREA'S LEADING ESTATE AGENCY

MARPLE
10 TOWN STREET, MARPLE BRIDGE SK6 6DS
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GASCOIGNE HALMAN



A stunning THREE/FOUR bedroom detached family home set within a large plot in a highly convenient location close to excellent transport links. Boasting ample driveway parking, a detached DOUBLE GARAGE, landscaped gardens and detached HOME OFFICE. 'VIEWING HIGHLY RECOMMENDED'

This outstanding property has undergone extensive renovation and has been extended and remodelled by the current owners to create a stunning, contemporary, and unique home which is bound to impress the most discerning of buyers.

Set well back from the road behind electric gates, this impressive family home briefly comprises: entrance porch, entrance hall, lounge with feature fireplace housing a multi-fuel burner, family room, and sitting/dining room which opens through to a large beautifully fitted family dining kitchen with integrated Neff appliances, central island unit, feature lantern ceiling, air-conditioning and bi-folding doors leading out to the rear garden. There is a separate utility room with built-in cupboards and access to the side of the property. The ground floor bedrooms are good sized doubles and there is a high quality, stylish family bathroom and additional downstairs WC. On the first floor there is an extensive master suite including large, air-conditioned bedroom, dressing area and ensuite shower room. There is also access to two areas of useful storage space.

Externally, the property is set well back from the road and is accessed via electronically operated double gates. A wide tarmac driveway provides ample off-road parking/turning and access down the side of the property to the detached double garage with solar panels and battery storage. The front garden is mainly laid to lawn and is well screened from the road. The beautifully landscaped rear garden can be accessed directly from the family dining kitchen and includes an extensive decked area with a pergola and outside dining area and a flagged patio area with an external BBQ area. Stone steps lead to a further elevated seating area, again with pergola. There is a detached home office in the garden which has power, lighting, internet connection, air conditioning, and solar panels.

LOCATION

The delightful village, of Marple Bridge is just a short stroll away whilst the Marple is a small town situated on the edge of beautiful countryside, yet Manchester city centre is less than 30 minutes away by train. Boasting parks and extensive recreational facilities, it is situated where the Peak Forest and Macclesfield canals meet and the canal towpaths provide extensive and beautiful walks. The centre hosts a wide selection of cafes, restaurants and bars, it also is the home of a popular independent cinema and many social and sports organisations and clubs are close by. There are regular well attended community events throughout the year which add to Marple's friendly atmosphere. There are a number of well-regarded educational establishments in the area, from nursery schools to the Marple campus of Cheadle and Marple Sixth Form College. Marple station provides services to Manchester city centre and Sheffield whilst Rose Hill station provides commuter services to Manchester. The access points to the motorway network can be found at Bredbury and Stockport East junctions.

DIRECTIONS

POSTCODE: SK6 7DA

TENURE

Freehold. To be confirmed by Solicitors.

SERVICES (NOT TESTED)

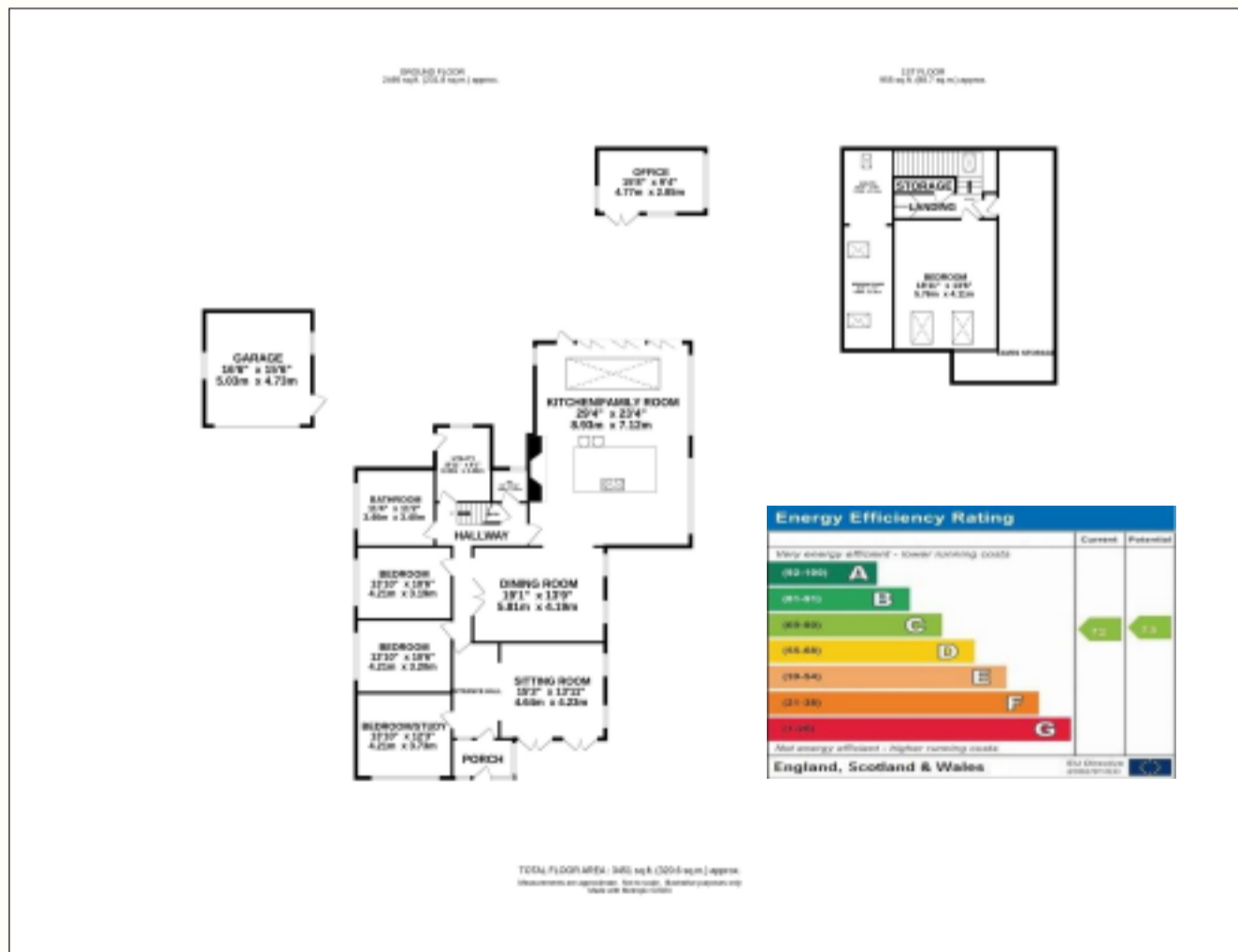
Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC. Council Tax band : F

VIEWING

Viewing strictly by appointment through the Agents.



FLOOR PLANS AND SITE MAPS
Not to Scale. For Illustration purposes only.

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