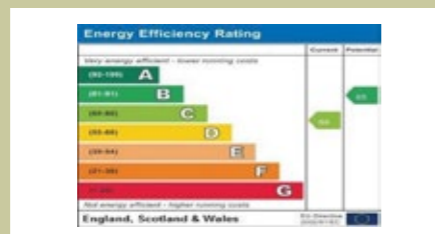


**15 PARKSIDE LANE**  
Mellor  
**£510,000**



**TOTAL FLOOR AREA: 1497 sq ft (139.1 sq m) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 beautifully presented THREE DOUBLE bedroom weaver's cottage situated in the heart of Mellor boasting accommodation over 4 floors. Boasting a off road PARKING, LARGE REAR GARDEN and STUNNING LONG RANGE VIEWS to the rear.

- FABULOUS LOCATION WITH LARGE SOUTHERLY FACING REAR GARDEN
- ATTRACTIVE ACCOMMODATION OVER 4 FLOORS
- LOUNGE, DINING ROOM, DINING KITCHEN
- THREE DOUBLE BEDROOMS ALL WITH STUNNING VIEWS
- UNINTERRUPTED VIEWS TO THE REAR
- OFF ROAD PARKING AND LAWNED GARDENS
- 0.9 MILES APPROX FROM MARPLE STATION
- ACCOMMODATION EXTENDING TO 1500SQ FT (APPROX)

**£510,000**

**15 PARKSIDE LANE**

Mellor



This stunning former weavers cottage offers spacious, beautifully presented accommodation with the added advantage of a beautiful Southerly facing rear aspect with uninterrupted far-reaching views down the valley. In brief this most appealing property comprises; lounge with feature fireplace opening to the dining room with a door leading out to the rear garden. To the lower ground floor there is a spacious dining kitchen with access out to the rear garden, and useful large storage area. To the first floor there is a large double bedroom and beautifully fitted bathroom and to the second floor there are two further double bedrooms all boasting stunning views.

Externally, there is a driveway providing off road parking. To the rear there is a stunning garden, which includes a patio accessible directly from the house, wide lawn area which leads to a further garden area backing onto fields which mainly laid to lawn with fencing and hedging to the boundaries and fabulous views beyond.

**LOCATION**

Mellor is situated close to some of Cheshire and Derbyshire's finest countryside and boasts a popular primary school and sports club. 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 5PQ

**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



gascoignealman.co.uk

**GASCOIGNE HALMAN**