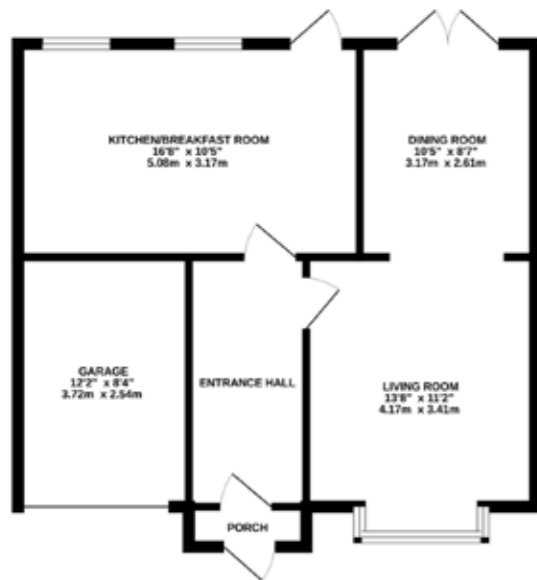


3 NORBURY DRIVE

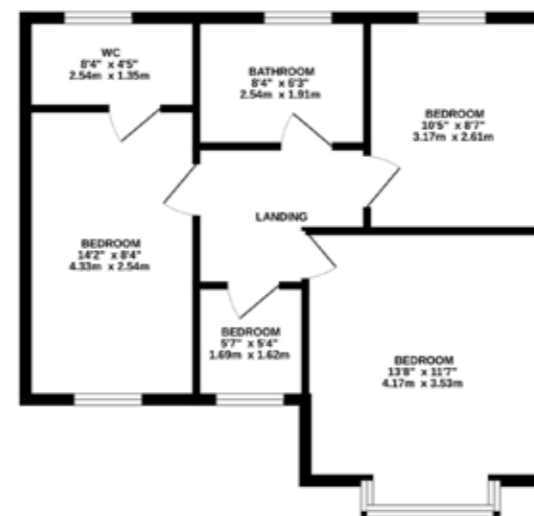
Marple

£475,000

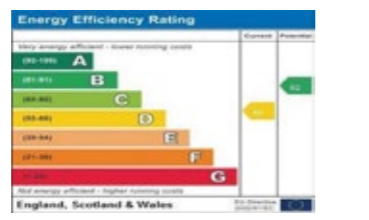
GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.7 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



GASCOIGNE HALMAN

An extended FOUR bedroom detached family home with a delightful outlook to the rear across the cricket club and beyond. Presented to a good standard throughout and benefitting from off road parking, long rear garden and a garage.



- FOUR BEDROOM DETACHED FAMILY HOME
- GARAGE AND OFF ROAD PARKING
- DELIGHTFUL LAWNED REAR GARDEN WITH VIEWS ACROSS THE CRICKET CLUB.

- CLOSE TO EXCELLENT AMENITIES, TRANSPORT LINKS AND SCHOOLS
- LOUNGE THROUGH DINING ROOM
- EXTENDED, MODERN FITTED KITCHEN

**£475,000**

**3 NORBURY DRIVE**

Marple



**DESCRIPTION**

Located close to the centre of Marple in popular residential area with a delightful outlook to the rear over Marple Cricket Club and benefitting from extended accommodation. In brief comprising entrance hall, lounge, dining room, kitchen and garage to the ground floor. Three double bedrooms plus single bedroom and bathroom with white fitted suite to the first floor. There is also a separate WC on the first floor. Off road parking and integral garage.

**LOCATION**

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 6LL

**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 : D  
**VIEWING**  
 Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**