



189 LONGHURST LANE, MELLOR
STOCKPORT, SK6 5PN

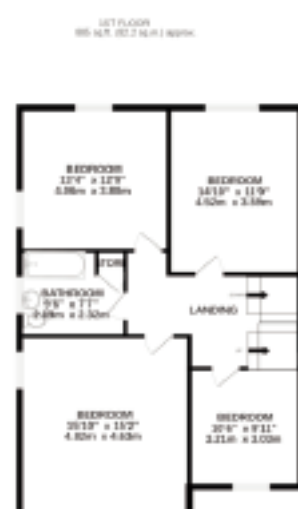
GASCOIGNE HALMAN



THE AREA'S LEADING ESTATE AGENCY

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TOTAL FLOOR AREA: 2585 sq ft (241.3 sq m) approx.
Measurements are approximate. See for details. Illustration prepared only. Made with Softplan 12.0.11



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

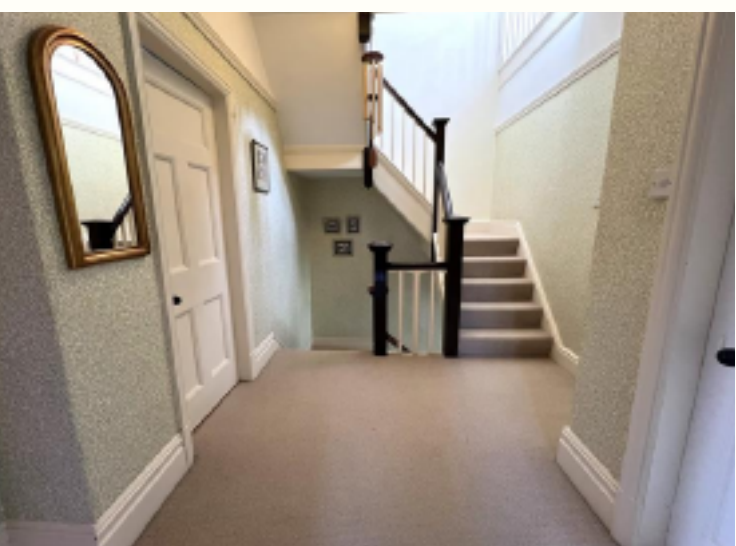
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189 LONGHURST LANE
Mellor





A handsome, period residence with an abundance of character and charm offering substantial accommodation across three floors. The property stands proud within an excellent corner plot with a delightful, long rear garden. Driveway and Detached Garage.

If you are looking for substantial living accommodation, period features, good sized garden then this home is worth your interest.

Enjoying an elevated position on desirable Longhurst Lane in Mellor close to Mellor Primary School this excellent family home in brief comprises, magnificent light and spacious entrance hall with staircase to the first floor and feature stained glass windows, three generous sized reception rooms, modern fitted kitchen with a door opening to the utility room and a ground floor WC/shower room.

On the first floor there are four great sized bedrooms and the family bathroom.

The second floor benefits from a large landing, bedroom and a further room which could be used for a variety of purposes including a hobby

room or study. There is also a walk in loft space making for ideal storage.

Externally there is a lawned rear and side garden, off road parking and a garage.

LOCATION

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.

TENURE

Leasehold for a term of 999 years from 29th September 1906 subject to a ground rent of £3.50 pa (house), and leasehold for a term of 984 years from 1st June 1921 subject to a ground rent of £1.50pa (rear garden).

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.

- ENTRANCE HALL
- HANDSOME PERIOD HOME WITH ACCOMMODATION OVER THREE FLOORS
- ATTRACTIVE PERIOD FEATURES THROUGHOUT
- WELL MAINTAINED AND ENHANCED OVER THE YEARS
- LONG, LAWNED REAR GARDEN WITH STONE PATIO AREA
- GARAGE AND OFF ROAD PARKING
- IDEAL FOR THOSE LOOKING FOR EASY ACCESS TO THE COUNTRYSIDE YET STILL CONVENIENT FOR TRANSPORT LINKS
- DOWNSTAIRS SHOWER ROOM / WC AND UTILITY ROOM
- 5 SPACIOUS BEDROOMS