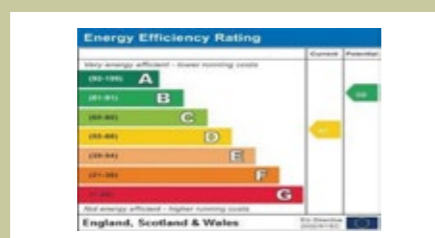
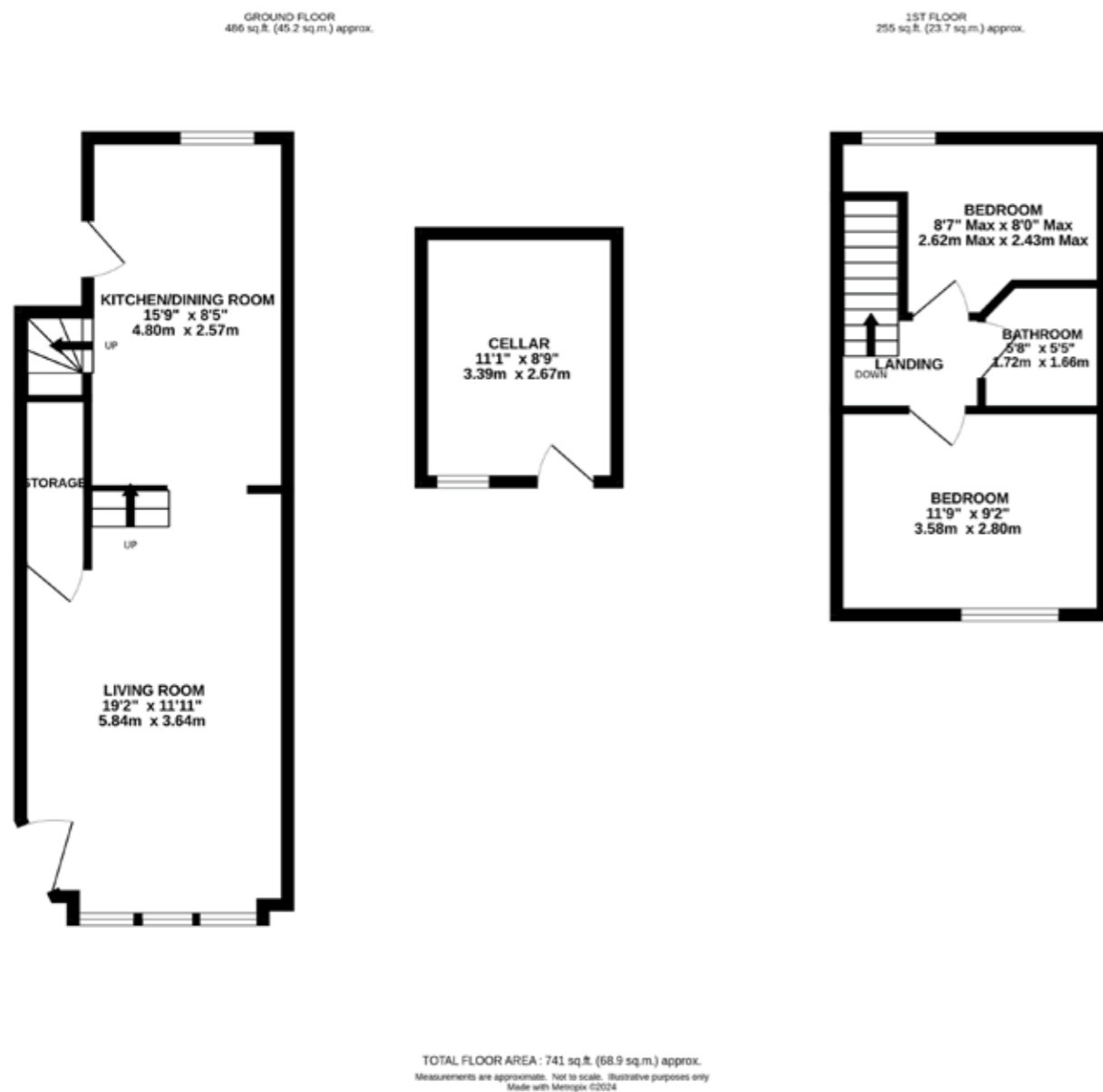


LOWER FOLD
Marple Bridge
£219,950



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

Offered with NO ONWARD CHAIN we present to the market this TWO bedroom home which is situated in the heart of Marple Bridge village centre benefitting from allocated parking and modern, stylish presentation throughout.

- RECENTLY REFURBISH LIGHT AND SPACIOUS HOME
- NEWLY FITTED STYLISH KITCHEN
- WALKING DISTANCE TO THE VILLAGE AMENITIES AND TRAIN STATION

- ALLOCATED OFF ROAD PARKING
- RECENTLY REDECORATED THROUGHOUT
- IMPRESSIVE OPEN-PLAN LIVING DINING KITCHEN SPACE
- HANDY STORAGE CELLAR

£219,950

LOWER FOLD

Marple Bridge



Part of the landmark former Co-Op Building in the centre of Marple Bridge village, this property offers stylish contemporary accommodation within a traditional facade. This beautifully presented two-bedroom terrace property has recently undergone full redecoration and refurbishment throughout. The property is simply 'ready to move into' and will appeal to first time buyers / young professionals or those looking to downsize. Set in a highly sought after location in central Marple Bridge just a few minutes walk to Marple Train Station and two excellent primary schools, this property is sure to generate early interest.

In brief, the property comprises a living room, open plan, leading to the brand new fitted kitchen with doors leading to the rear. To the first floor are two good-sized bedrooms and a family bathroom. There is external access to a cellar providing extra secure storage and an allocated, secure parking area to the rear.

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.

DIRECTIONS

POSTCODE : SK6 5DU

TENURE

Leasehold for a term of 250 years from 2016 subject to a ground rent of £100.00 pa. 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. Tax Band: C

VIEWING

Viewing strictly by appointment through the Agents.

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



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