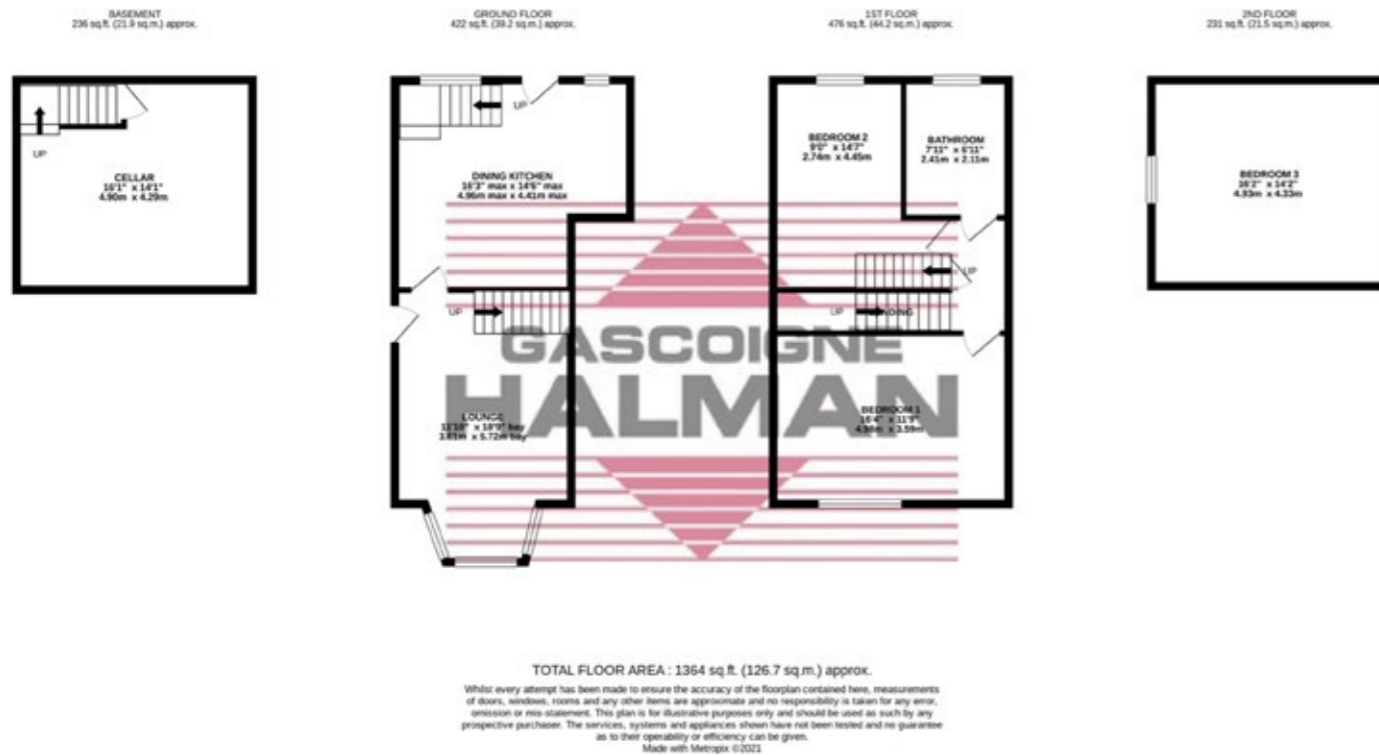


**46A LOWER FOLD**  
Marple Bridge  
**£395,000**



**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 attractive THREE bedroom end terrace cottage situated in a highly convenient location close to Marple Bridge village centre and boasting an attractive SOUTH FACING rear garden.

- Highly convenient central location
- Accommodation over 3 floors
- Lounge, dining kitchen, cellar

- 3 bedrooms, family bathroom
- Beautiful South facing rear garden
- Property extending to 1364 sq ft (approx.)

**£395,000**

**46A LOWER FOLD**

Marple Bridge



This generously proportioned cottage offers flexible accommodation set out over three floors plus a good sized cellar and is situated within easy reach of local schools, Marple station and the many facilities of the village centre.

The accommodation briefly comprises: bay-fronted lounge with feature fireplace, dining kitchen with stairs to the cellar and door leading to the rear garden. There are two good sized bedrooms to the first floor together with the family bathroom. To the second floor there is a further bedroom.

Externally, to the front the property is well screened from the road by a mature hedge and to the boundary. A pedestrian gate provides access to a path which leads past the low maintenance front garden to the front door and most attractive rear garden beyond. As previously mentioned the rear garden is South facing and includes a paved patio area with steps leading down to a lawn area edged by well stocked flower beds and borders with hedging to the boundaries.

**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 5DX

**TENURE**

Freehold. Subject to confirmation 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

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**