

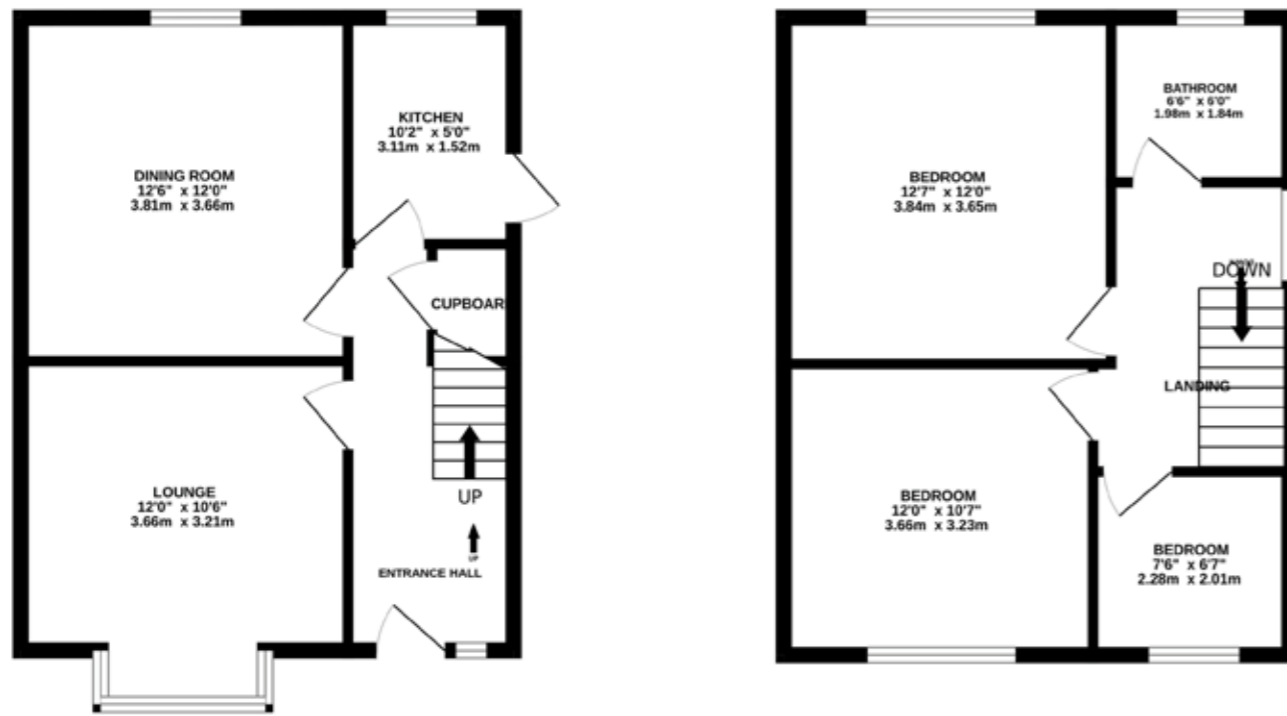
67 BOWDEN LANE

Marple

£299,950

GROUND FLOOR  
425 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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THE AREAS LEADING ESTATE AGENCY

Marple Bridge

10, Town Street, MARPLE BRIDGE SK6 5DS

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gascoignehalman.co.uk



GASCOIGNE HALMAN

A traditional THREE bedroom semi detached property situated in central Marple. In need of modernisation, the property boasts detached GARAGE, driveway PARKING and front and rear GARDENS. Available with NO HIGHER CHAIN.



- IN NEED OF MODERNISATION THROUGHOUT
- TWO SEPARATE RECEPTION ROOMS
- SCOPE FOR MODERNISATION AND EXTENSION (SUBJECT TO PLANNING)

- THREE BEDROOMS, BATHROOM
- LAWNED REAR GARDEN AND DETACHED GARAGE
- \*\*NO HIGHER CHAIN\*\*

£299,950

67 BOWDEN LANE

Marple



Situated within easy reach of the many facilities of Marple town centre and only a stone's throw from Rose Hill primary school, this traditional semi detached property offers great potential to update and improve. Set back from the road, the accommodation currently comprises: storm porch, entrance hall, bay-fronted lounge, dining room and kitchen. To the first floor there are three bedrooms and a bathroom. As previously mentioned the property is in need of modernisation throughout. Externally, a tarmac driveway provides parking and access to the detached garage.

The front garden is mainly laid to lawn with hedging to the boundaries. The good sized rear garden mainly comprises a lawn area with fencing and hedging to the boundaries.

**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 6ND

**TENURE**

Leasehold for a term of 998 years from 24th June 1929 subject to a ground rent of £3.50 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. 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