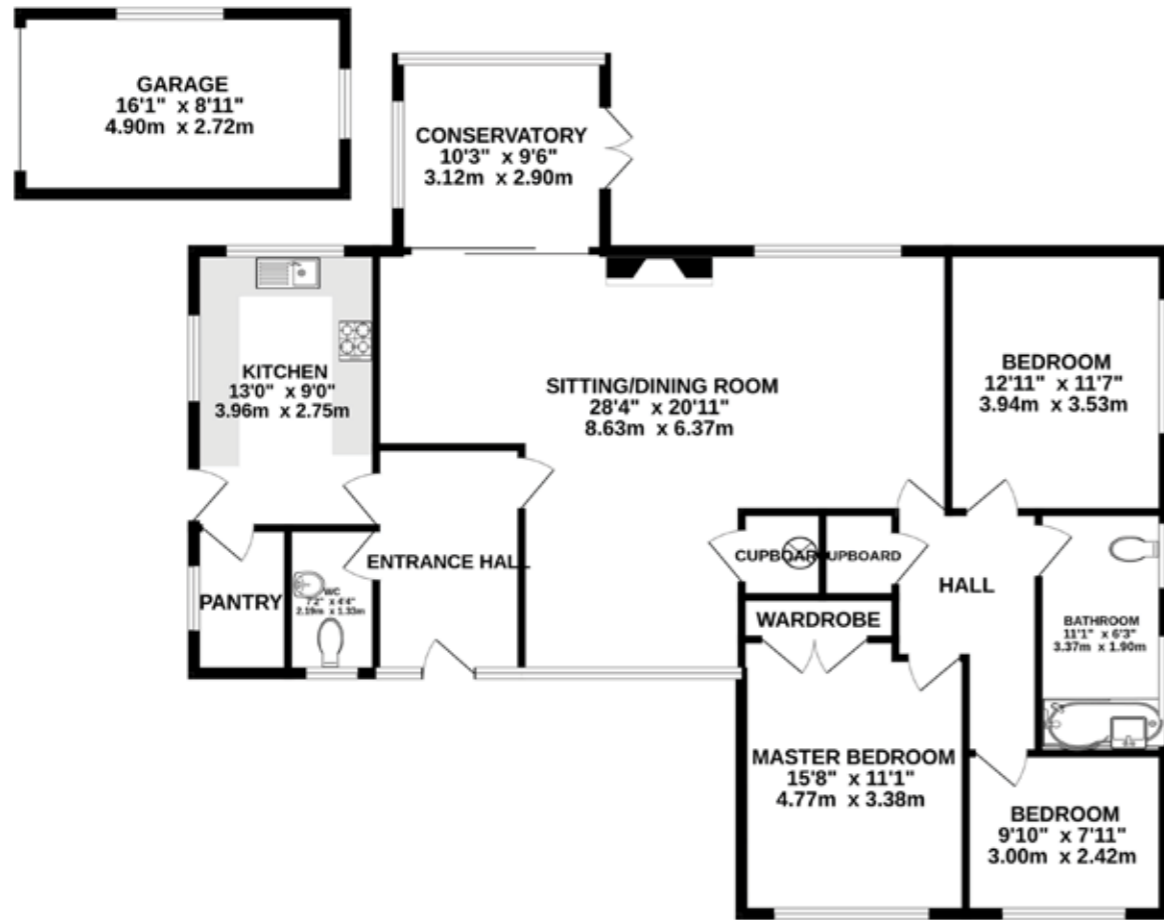
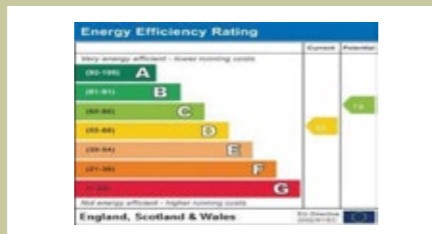


**GROUND FLOOR**  
1487 sq.ft. (138.1 sq.m.) approx.



TOTAL FLOOR AREA : 1487 sq.ft. (138.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**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



**44 ARKWRIGHT ROAD**  
Marple  
**£650,000**



A delightful THREE BEDROOM DETACHED BUNGALOW which enjoys a highly sought after position within walking distance of Marple, Marple Bridge and the train station. Offering ATTRACTIVE WELL MAINTAINED accommodation throughout with DELIGHTFUL GARDENS, AMPLE PARKING, DETACHED GARAGE and a CONSERVATORY.  
\*VIEWING HIGHLY RECOMMENDED\*

**GASCOIGNE HALMAN**

- CENTRAL MARPLE LOCATION
- WALKING DISTANCE TO MARPLE TRAIN STATION
- DETACHED GARAGE
- GOOD SIZED CORNER PLOT WITH DELIGHTFUL GARDENS

- THREE GOOD SIZED DOUBLE BEDROOMS
- LIGHT AND SPACIOUS LOUNGE/DINING ROOM
- RECENTLY FITTED STYLISH KITCHEN AND PANTRY/ UTILITY CUPBOARD
- CLOSE TO NURSERIES AND SCHOOLS

**£650,000**

**44 ARKWRIGHT ROAD**

Marple



**DESCRIPTION**

Set within the popular location of central Marple and a short distance from local transport links, this bungalow is situated close to beautiful countryside and canal walks and is a rare opportunity sure to attract prospective buyers. This property offers a well proportioned adaptable living space which in brief comprises: Entrance Hall, WC and Kitchen just off with a pantry. There is a spacious reception room, with conservatory just off, and which in turn leads through to three generous bedrooms and bathroom. The property also offers sizable gardens to the front and rear with a detached garage and ample off road parking.

**LOCATION**

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 7DB

**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 F

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**