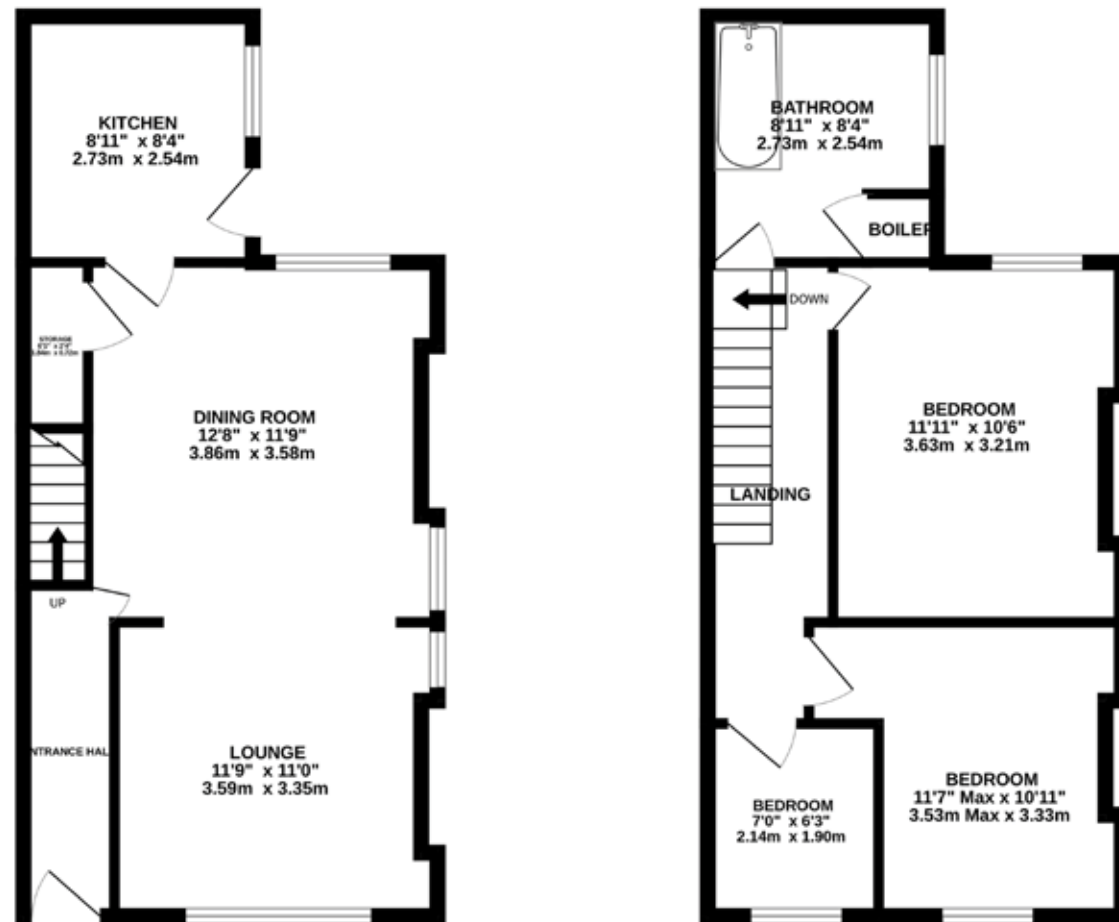


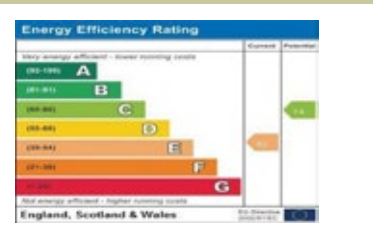
2 ELLESMERE AVENUE
 Marple
£299,950

GROUND FLOOR
 427 sq.ft. (39.7 sq.m.) approx.

1ST FLOOR
 428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2024



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

A newly refurbished THREE BEDROOM end terrace house situated in the hub of Marple. This property is sure to impress with modern and generous sized living space.
 NO ONWARD CHAIN

- CENTRAL MARPLE LOCATION
- LOCAL NURSERIES AND SCHOOLS WITHIN EASY REACH
- NEWLY DECORATED TO A MODERN STYLE
- ATTRACTIVE KITCHEN, OPEN PLAN LOUNGE/DINING ROOM

- THREE BEDROOMS, FAMILY BATHROOM
- WALKING DISTANCE TO LOCAL RESTAURANTS AND BARS
- PATIO GARDEN, USEFUL BRICK BUILT OUTBUILDING
- NO ONWARD CHAIN

£299,950

2 ELLESMERE AVENUE

Marple



DESCRIPTION

A most attractive end terrace which resides in central Marple close to shops, eateries, bars, local transport links and reputable schools. Boasting generous sized rooms, the ground floor of the property offers a welcoming entrance hall, just off an open plan dining room/lounge and finally a charming modern kitchen which opens out onto a rear terrace. The first floor comprises a spacious modern bathroom, two generous double bedrooms and a third single bedroom all of which have been freshly updated. Externally, the property has the benefit of a pleasant patio rear garden with a Southerly facing aspect. There is also a useful brick built outbuilding.

AGENTS NOTE

A residents' parking scheme is in place and more information is available from Stockport MBC website and Marple Library.

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 7AN

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: Band: B

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN