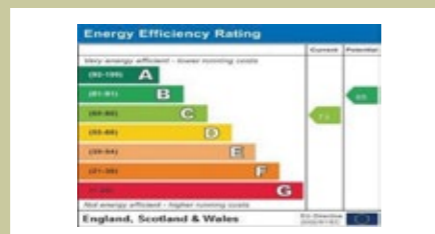
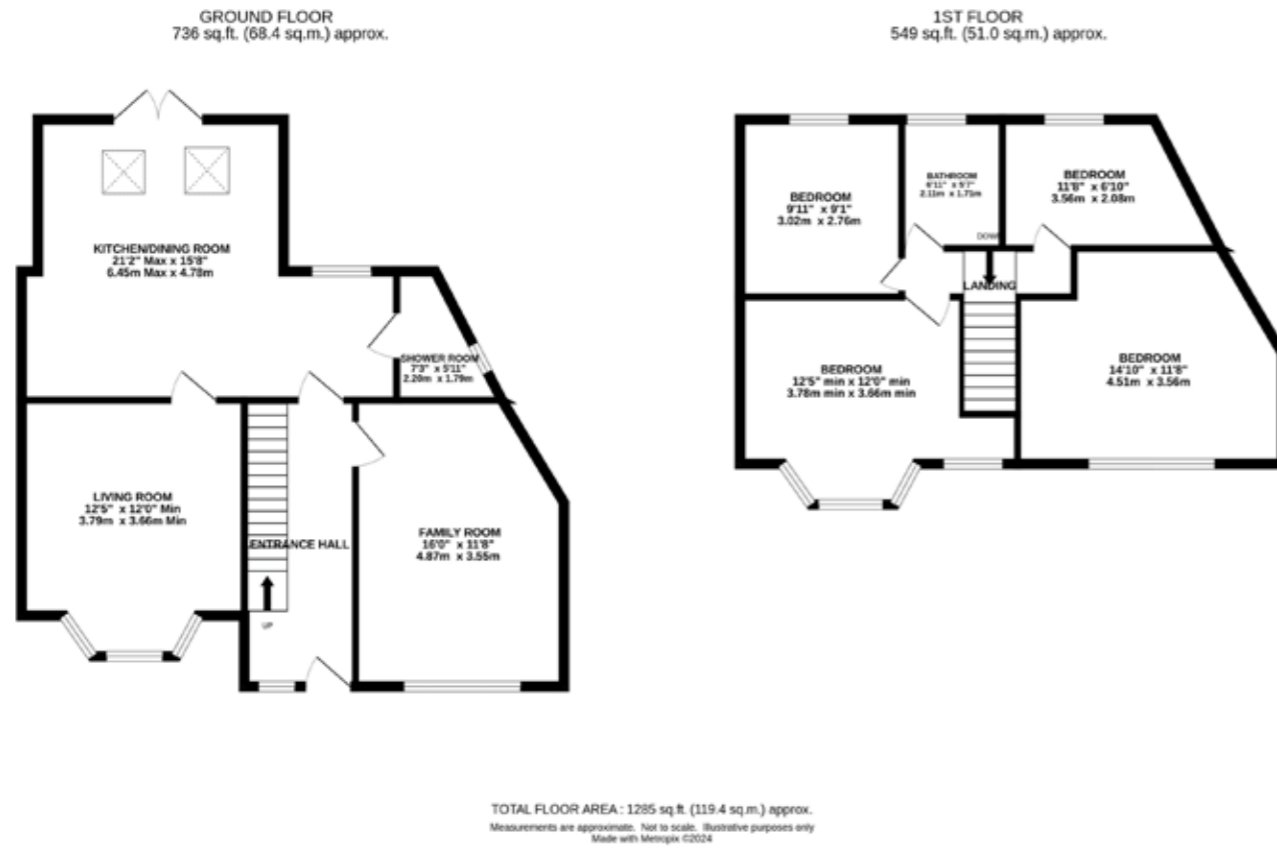


15 ERNOCROFT ROAD
 Marple Bridge
OFFERS OVER
£400,000



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

A traditional FOUR bedroom semi-detached property situated in a highly-regarded residential location, boasting thoughtfully **EXTENDED ACCOMMODATION** and offering **OFF-ROAD PARKING**.
 Viewing recommended

- Extended accommodation
- Highly sought after location
- 2x Reception rooms, family dining room/kitchen
- Shower room and family bathroom

- Three double bedrooms and One single bedroom
- Driveway parking
- 0.9 miles (approx) To Marple Train Station
- Within the catchment area of reputable nurseries and schools

**OFFERS OVER
£400,000**

15 ERNOCROFT ROAD

Marple Bridge



DESCRIPTION

Ernocroft Road is a highly sought after residential road, popular with both young families and downsizers alike. This traditional extended semi-detached property has been a much loved home and in brief Comprises: entrance hall, two spacious reception rooms, open-plan kitchen, and dining room with a modern shower room just off. The first floor boasts three double bedrooms, a good sized single bedroom, with a modern family bathroom. The property also offers driveway parking and a delightful enclosed low-maintenance patio garden 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 5DY

TENURE

Freehold subject to a rent charge of £3.00pa. 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 - C

VIEWING

Viewing strictly by appointment through the Agents.

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



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