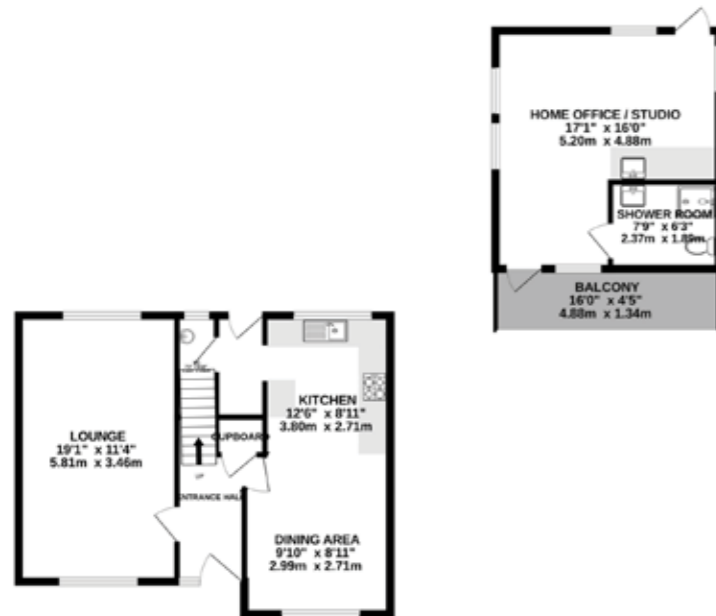


**4 BANKSIDE CLOSE**

Marple Bridge

**£520,000**

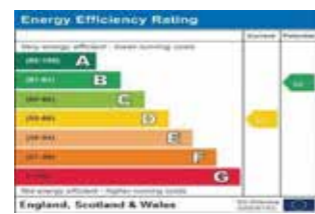
GROUND FLOOR  
806 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1335 sq.ft. (124.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metriplan ©2023



**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



A STYLISH THREE bedroom detached FAMILY home positioned at the head of a quiet CUL DE SAC benefiting from quality, MODERN fixtures and fittings . Worthy of particular note is the DETACHED ANNEXE currently used as a home office/studio. Pleasant well stocked garden and off road parking for several vehicles.

**GASCOIGNE HALMAN**



- MAGNIFICENT THREE BEDROOM DETACHED FAMILY HOME
- GOOD SIZED GARDEN AND OFF ROAD PARKING FOR SEVERAL VEHICLES
- DETACHED ANNEXE / HOME OFFICE WITH ITS OWN SHOWER ROOM / KITCHEN
- PLANNING CONSENT FOR A DOUBLE STOREY SIDE EXTENSION

- LUDWORTH PRIMARY SCHOOL AND MARPLE HALL SENIOR SCHOOL CATCHMENT AREA
- QUIET CUL DE SAC LOCATION
- HIGH QUALITY GERMAN KITCHEN WITH INTEGRATED NEFF/BOSCH AND AEG APPLIANCES
- CLOSE PROXIMITY TO MARPLE BRIDGE VILLAGE

**£520,000**

**4 BANKSIDE CLOSE**

Marple Bridge



This stylish and contemporary family home boasting spacious accommodation throughout whilst finished to an exceptional standard and positioned on a corner plot. Situated on a quiet cul-de-sac in Marple Bridge this wonderful family home is ideally located within the Ludworth School catchment area and with easy access to great walks and local amenities. In brief the accommodation comprises welcoming entrance hallway with composite door with bespoke seating area and useful understairs storage, family living room is a good size with a focal fireplace and windows to both the front and rear. Across the hallway is the formal dining area and the modern newly fitted German

kitchen with ample workspace and integral NEFF, AEG and Bosch appliances, the kitchen and dining area benefit from being open plan creating an ideal family space. The rear hall reveals useful storage space and access to the downstairs w/c and rear garden. The first floor reveals a light and airy landing with all rooms leading off, two well-proportioned double bedrooms both benefiting from fitted wardrobes and a further well-proportioned bedroom. The four piece family bathroom has been finished to an exceptional standard with walk in shower. Externally the property offers off road parking for several vehicles whilst the rear offers a spacious rear garden with a well designed seating area, ideal for outside entertaining.

Steps lead down to a further garden area and a separate building, currently used as a home office, but is a versatile space with a new modern bathroom with walk in shower. The room has underfloor heating and doors to the rear leading to a separate garden and a bespoke shed. The property also offers potential for a double storey side extension with approved planning permission.

**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 5ET

**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 : 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**