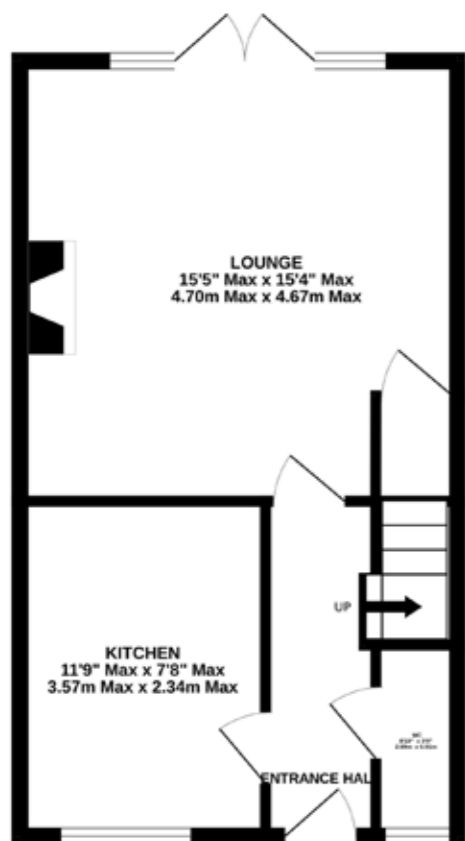
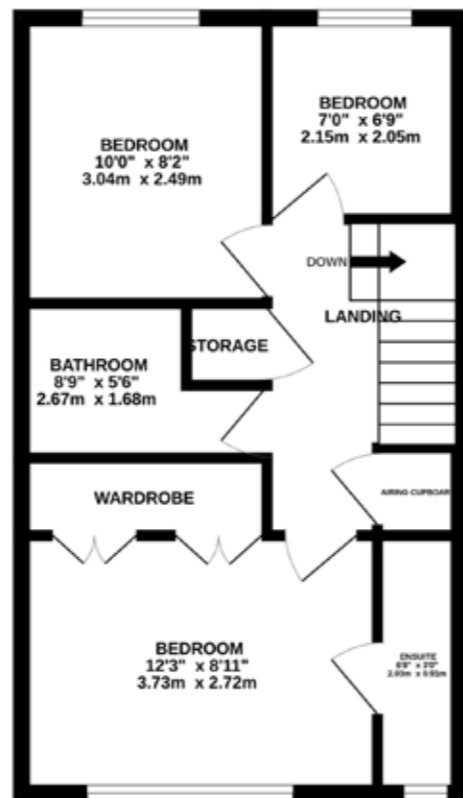


8 WATERS EDGE
Marple Bridge
OFFERS OVER
£340,000

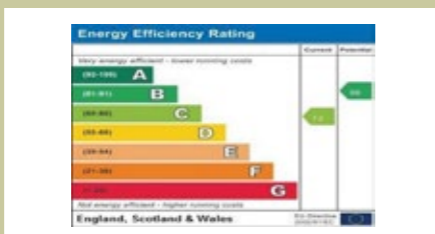
GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 825 sq.ft. (76.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Mergim 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 fantastic opportunity to acquire a THREE BEDROOM modern mews home that enjoys a delightful position within a peaceful cul de sac and gardens overlooking the River Goyt.
NO ONWARD CHAIN

- GLORIOUS SETTING WITH GARDENS LEADING DOWN TO THE RIVER GOYT
- THREE BEDROOM MEWS HOME
- WALKING DISTANCE TO MARPLE BRIDGE VILLAGE CENTRE
- TWO DESIGNATED OFF ROAD PARKING SPACES

- DOWNSTAIRS WC, EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- SCOPE FOR MODERNISATION
- NO ONWARD CHAIN
- STUNNING WATERSIDE AND WOODLAND BACKDROP

**OFFERS OVER
£340,000**

8 WATERS EDGE
Marple Bridge



DESCRIPTION

Waters Edge is a small development built on the side of the River Goyt and benefits from a tranquil setting, only minutes away from Marple Bridge village centre. This property has only had one owner since new and offers the next owner the opportunity to purchase a home they can make their own. Internally the property comprises, entrance hall, downstairs WC, fitted kitchen, and spacious lounge/diner with doors to the rear garden. On the first floor there are three bedrooms, shower room off the main bedroom and family bathroom.

Externally there are delightful gardens, the upper part of the garden is completely enclosed and has a patio area. There is a gate to the lower garden which leads down onto the banks of the River Goyt.

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 5EX

TENURE

Freehold. To be confirmed by Solicitors. The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regard to the potential timeframes involved.

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 : E

VIEWING

Viewing strictly by appointment through the Agents.

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



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