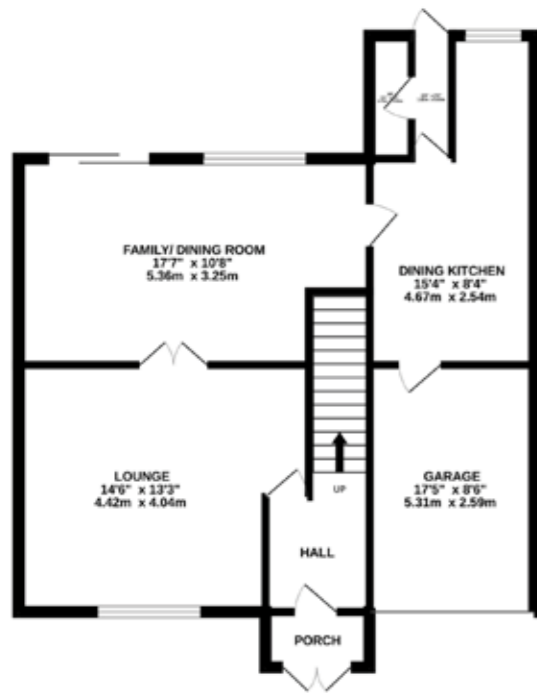
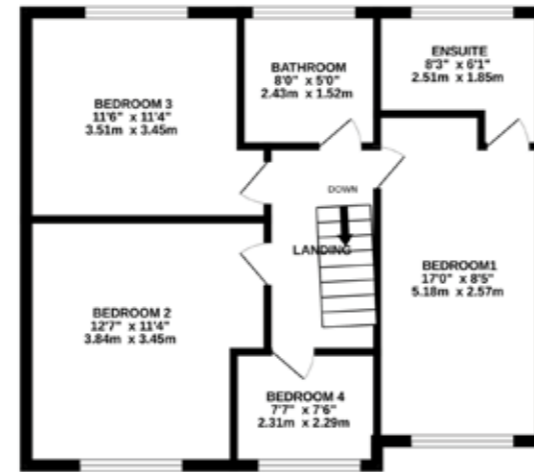


**55 HOLLINS LANE**  
 Marple Bridge  
**£575,000**

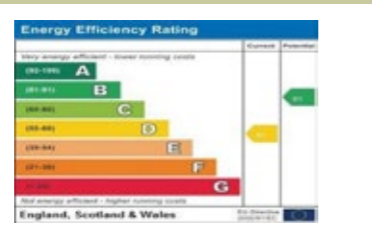
**GROUND FLOOR**  
 612 sq.ft. (56.8 sq.m.) approx.



**1ST FLOOR**  
 541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1152 sq.ft. (107.1 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



Enjoying an enviable position close to Marple Bridge Village and countryside, we offer this exceptional FOUR bedroom detached family home with the added benefit of EXTENDED ACCOMMODATION, landscaped gardens, parking and a GARAGE

**GASCOIGNE HALMAN**

- Situated in a highly desirable residential location close to the village centre
- Offering extended and improved accommodation
- Garage and Off Road Parking

- Modern Family Bathroom and En-suite Shower Room
- Good Sized Modern Fitted Kitchen
- Downstairs WC
- Attractive Rear Garden With Raised Decking Area

**£575,000**

**55 HOLLINS LANE**

Marple Bridge



**DESCRIPTION**

This attractively presented modern detached property is situated in a highly regarded residential area and has been updated and extended over the years to create a stylish family home which is bound to be of particular appeal to prospective purchasers with young and growing families. The accommodation includes; porch, entrance hall, lounge with feature fireplace, large family/dining room, extended dining kitchen, downstairs WC, four bedrooms (the main with an en-suite) and a pleasant family bathroom. Externally the property is well screened from the road at the front offering a good degree of privacy.

To the rear the gardens are mainly laid to lawn and boast a decked area. This detached home also boasts an integrated single garage and impressive long range views over the rooftops.

**LOCATION**

Marple Bridge caters for most day to day requirements and has a thriving village centre with highly regarded primary schools, a range of popular eateries and pleasant walks leading in to the surrounding countryside. Nearby Marple is also situated on the edge of beautiful countryside, yet Manchester city centre is less than 30 minutes away by train. Boasting parks and extensive recreational facilities, it is situated where the Peak Forest and Macclesfield canals meet and the canal towpaths

provide extensive and beautiful walks. The centre hosts a wide selection of cafes, restaurants and bars, it also is the home of a popular independent cinema and many social and sports organisations and clubs are close by. There are regular well attended community events throughout the year which add to Marple's friendly atmosphere. There are a number of well-regarded educational establishments in the area, from nursery schools to the Marple campus of Cheadle and Marple Sixth Form College. Marple station provides services to Manchester city centre and Sheffield whilst Rose Hill station provides commuter services to Manchester. The access points to the motorway network can be found at Bredbury and Stockport East junctions.

**DIRECTIONS**

POSTCODE : SK6 5DA

**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



gascoignealman.co.uk

**GASCOIGNE HALMAN**