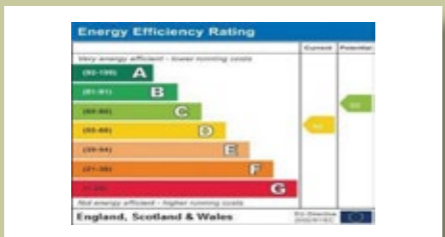


57 STATION ROAD
Marple
£749,950



TOTAL FLOOR AREA : 2494 sq ft. (231.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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 substantial, beautifully appointed FIVE bedroom semi detached family home in the heart of Marple with the added benefit of landscaped GARDENS to three sides, GARAGE and PARKING.

- STUNNING PERIOD HOME IN A CENTRAL POSITION
- ATTRACTIVE PERIOD FEATURES THROUGHOUT
- GARAGE AND GATED DRIVEWAY
- FIVE BEDROOMS WITH ACCOMMODATION OVER THREE FLOORS

- MODERN FITTED KITCHEN, BATHROOM AND EN-SUITE
- SHOWER ROOM
- USEFUL CELLAR
- DOWNSTAIRS WC AND UTILITY ROOM
- OPEN PLAN FAMILY AREA/DINING

£749,950

57 STATION ROAD

Marple



Situated close to the heart of Marple, this most attractive family home offers well planned, beautifully presented, and spacious accommodation over three floors. In brief, this most appealing property comprises; entrance hall, bay-fronted lounge with feature fireplace, dining room which opens through to a family room with doors leading out to the rear garden, a beautifully fitted kitchen, a downstairs WC and utility. There is also a useful cellar accessible from the dining area. To the first floor there are three bedrooms, the main with en suite, and a fabulous family bathroom. To the second floor there are two further double bedrooms (one with en suite WC).

Externally, to the front there is a small garden with well stocked beds and borders and a path to the front door. The garden extends down the side of the property and the rear the garden is mainly laid to lawn with a pleasant Indian stone patio. There is gated off road parking and access to the attached garage at the rear.

LOCATION

Marple is a small town 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 6AJ

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 : E

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN