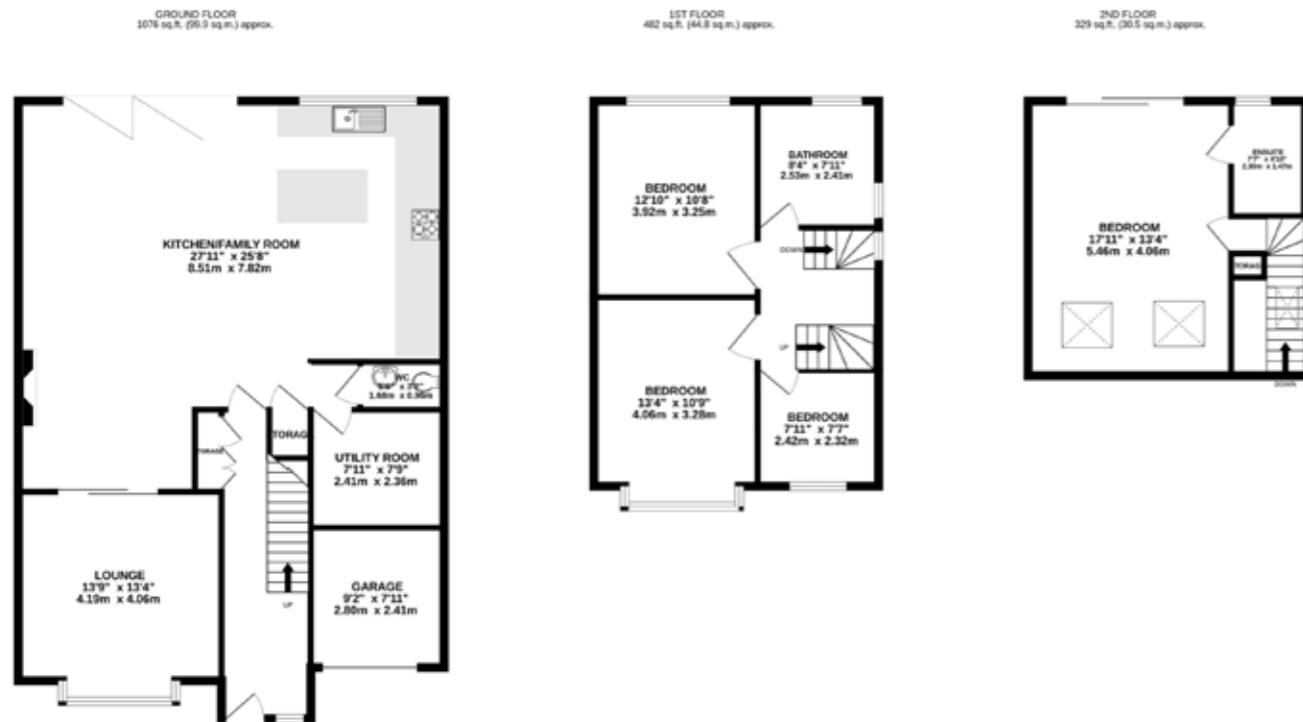
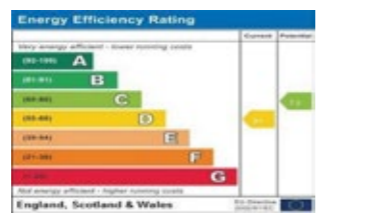


157 LONGHURST LANE
Mellor
£739,950



TOTAL FLOOR AREA: 1867 sq.ft. (175.3 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 MAGNIFICENT four-bedroom detached family residence which has been ENHANCED and EXTENDED in recent times to make for a very desirable family home indeed.

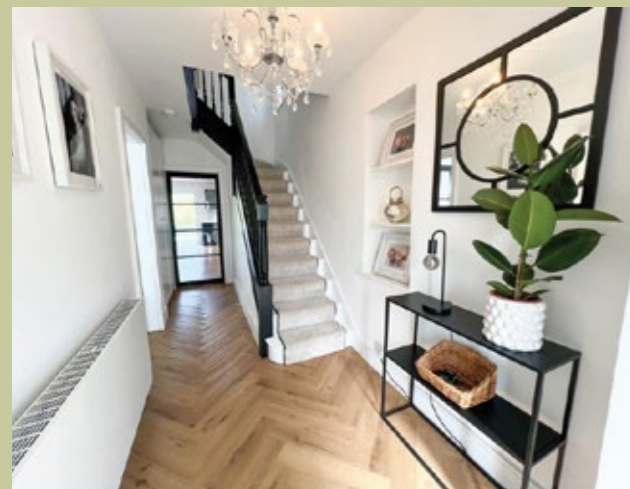
- EXTENDED CONTEMPORARY ACCOMMODATION
- HIGHLY SOUGHT AFTER LOCATION
- SPACIOUS LOUNGE AND IMPRESSIVE OPEN KITCHEN/ DINING AREA AND FAMILY ROOM
- WELL EQUIPT UTILITY ROOM AND DOWNSTAIRS WC
- THREE 1ST FLOOR BEDROOMS, FAMILY BATHROOM

- FURTHER 2ND FLOOR BEDROOM WITH IMPRESSIVE VIEWS AND EN SUITE SHOWER ROOM
- OFF ROAD PARKING
- GOOD SIZED REAR GARDEN AND RAISED DECKING AREA
- ****VIEWING RECOMMENDED****

£739,950

157 LONGHURST LANE

Mellor



This most impressive contemporary home is conveniently located in the centre of Mellor village and within easy reach of the many facilities of both Marple Bridge and Marple. Updated and improved by the current owners, the extended accommodation briefly comprises: entrance hall, bay-fronted lounge, beautifully fitted open plan kitchen/family room with glazed bi-folding doors leading to the rear garden and benefitting from underfloor heating, separate utility room, and downstairs WC. To the first floor there are three bedrooms and a family bathroom and to the second floor there is a further bedroom with en suite.

Externally, to the front there is a resin driveway/parking area. There is a pleasant rear garden with decked seating area accessible directly from the kitchen/family room. Beyond the remainder of the garden is laid to lawn with further paved patio area to the rear of the garden and mature hedging to the boundaries.

LOCATION

Mellor is situated close to some of Cheshire and Derbyshire's finest countryside and boasts a popular primary school and sports club. Nearby 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 5PJ

TENURE

Leasehold for a term of 999 years from 30th June 1954.

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



gascoignealman.co.uk

GASCOIGNE HALMAN