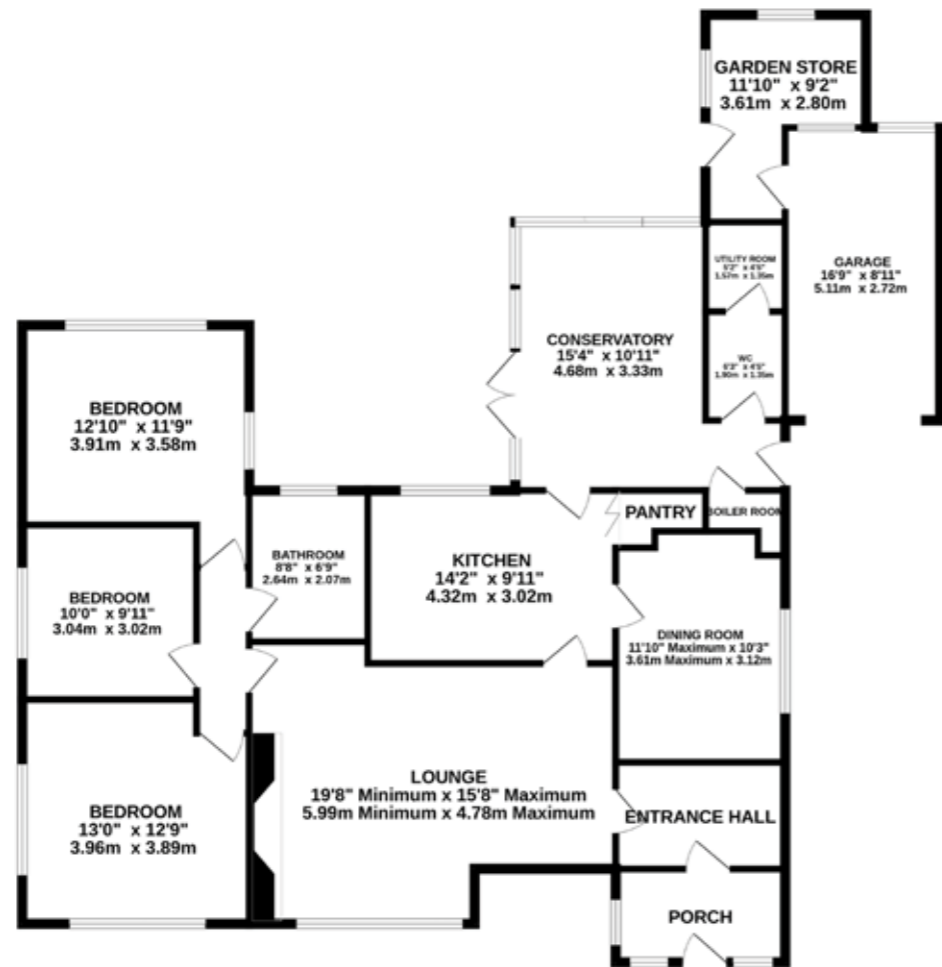


GROUND FLOOR
1652 sq.ft. (153.5 sq.m.) approx.



TOTAL FLOOR AREA : 1652 sq.ft. (153.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metrelog ©2024



23 HOLLINS LANE
Marple Bridge
£725,000

NOTICE
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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 THREE bedroom detached bungalow situated in a highly sought after location within easy reach of the village centre. Boasting spacious GARDENS, ample PARKING and attached CARPORT and GARAGE.

- DETACHED BUNGALOW CLOSE TO THE VILLAGE CENTRE
- LARGE PLOT OFFERING A GOOD DEGREE OF PRIVACY
- LOUNGE, DINING ROOM
- KITCHEN WITH PANTRY, UTILITY ROOM
- THREE GOOD SIZED BEDROOMS

- FAMILY BATHROOM, SEPARATE' WC
- LARGE DRIVEWAY AND ATTACHED GARAGE / CARPORT
- INCOME GENERATING SOLAR PANELS (ask the office for more details)
- MATURE GARDENS TO THE FRONT AND REAR

£725,000

23 HOLLINS LANE

Marple Bridge



DESCRIPTION

This attractive detached bungalow is set well back from the road in a generously proportioned plot which offers a good degree of privacy. Situated within easy reach of the many facilities of Marple Bridge's thriving centre, the property is bound to appeal to a wide range of prospective purchasers.

In brief this appealing property comprises; entrance porch, hall, spacious lounge with feature fireplace, separate dining room, kitchen with pantry, conservatory overlooking the rear garden, WC, boiler room, and utility room. There are three good sized bedrooms and an attractively fitted family bathroom.

The property is approached via a driveway which provides ample parking/turning area and access to the attached carport and garage. There is a large front garden which is mainly laid to lawn edged with well stocked beds and borders, with mature trees and hedging to the boundaries. The rear the garden includes a paved patio area accessible directly from the conservatory, a further lawn area again edged by thoughtfully planted beds and borders, with mature hedging to the boundaries.

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 5BD

TENURE

Freehold. A portion of the garden is leasehold for 999 years from 25th March 1895 subject to a ground rent of £4.00 pa. 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

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN