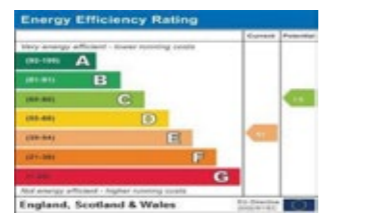


**6 CROSSFIELD GROVE**  
Marple Bridge  
**£499,950**



TOTAL FLOOR AREA: 1405 sq.ft. (130.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Miroplan ©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



An attractive THREE bedroom detached dormer property situated in a popular residential location. Boasting good sized GARDEN, detached SUN ROOM, attached GARAGE, and driveway PARKING.  
\*\* NO HIGHER CHAIN\*\*

**GASCOIGNE HALMAN**

- PLEASANT CUL DE SAC LOCATION
- ATTRACTIVELY PRESENTED ACCOMMODATION
- LIVING ROOM, DINING ROOM, BREAKFAST KITCHEN
- TWO GROUND FLOOR BEDROOMS, AND BATHROOM

- 1ST FLOOR BEDROOM AND BATHROOM
- GARAGE AND DRIVEWAY PARKING
- LARGE GARDEN
- \*\* NO HIGHER CHAIN \*\*

**£499,950**

**6 CROSSFIELD GROVE**

Marple Bridge



**DESCRIPTION**

Crossfield Grove is a quite cul de sac conveniently located within easy reach of Marple Bridge village centre, this most attractive detached property offers flexible accommodation which is bound to appeal to prospective purchasers. Offered with no higher chain, the property briefly comprises, entrance hall, lounge with feature fireplace, dining room, breakfast kitchen, two ground floor bedrooms and bathroom. To the first floor there is a further bedroom and bathroom. Externally, a driveway provides off road parking and access to the garage. There is a good sized garden which

includes a patio area accessible directly from the kitchen. The garden itself is mainly laid to lawn there is also a useful detached sun room to the rear of the garden.

**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 5EQ

**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



gascoignealman.co.uk

**GASCOIGNE HALMAN**