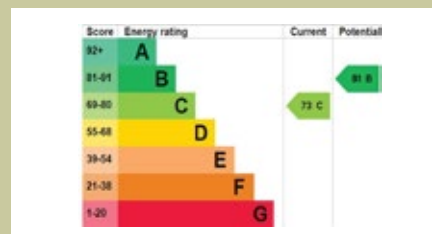
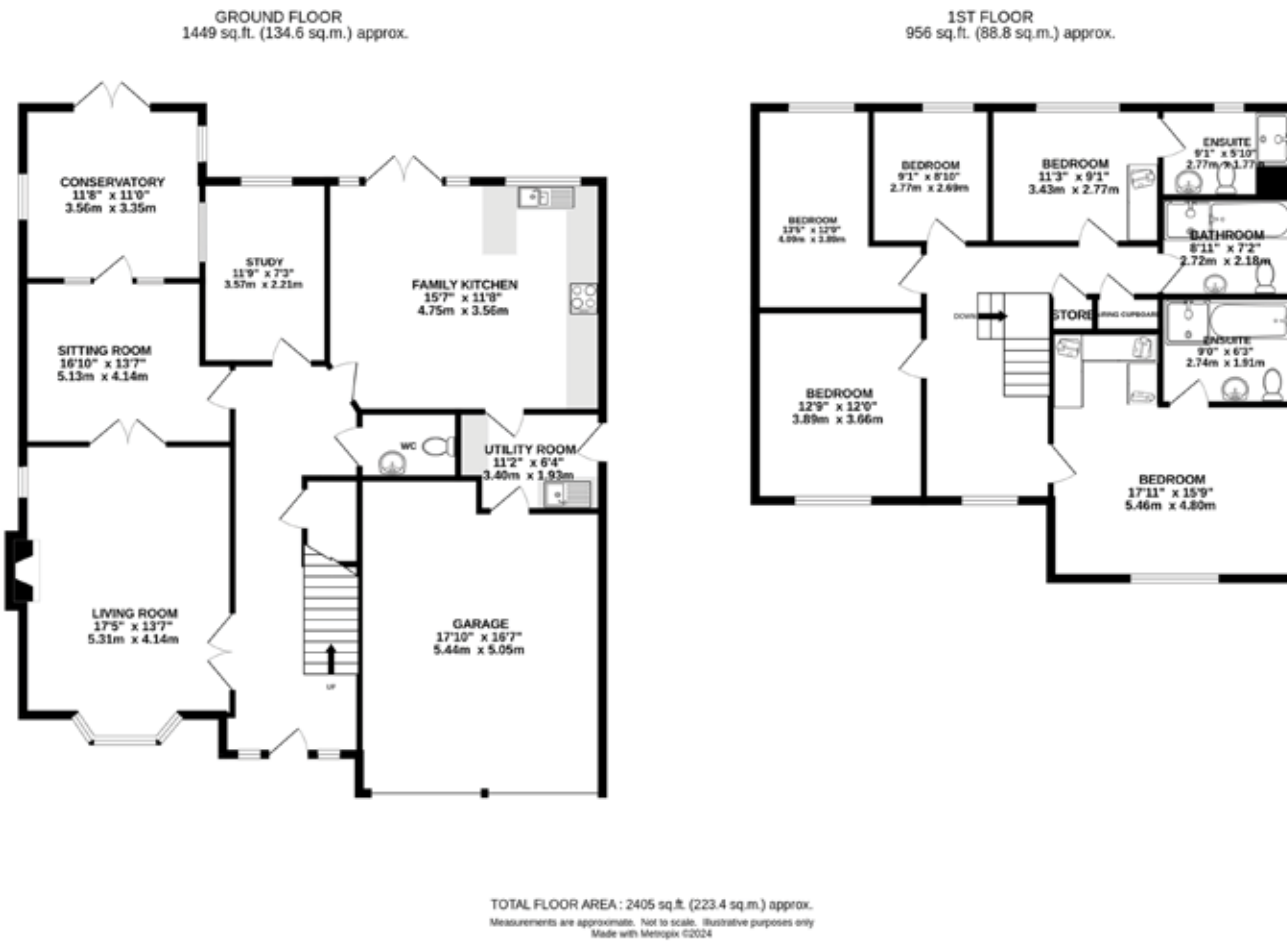


15 TREETOPS CLOSE
Marple
£800,000



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

VIDEO TOUR AVAILABLE
A substantial and beautifully presented FIVE bedroom detached residence situated in a highly regarded exclusive development with a DOUBLE GARAGE and pleasant garden located within easy reach of Marple centre and close to the local beauty spot, Marple Dale.

- SUBSTANTIAL FIVE BEDROOM DETACHED RESIDENCE
- DOUBLE GARAGE AND DRIVEWAY
- THREE RECEPTION ROOMS AND CONSERVATORY

- SPACIOUS DINING KITCHEN AND UTILITY ROOM
- GOOD SIZED LAWNED REAR GARDEN
- CLOSE TO THE TRAIN STATION, MARPLE VILLAGE AND COUNTRYSIDE

£800,000

15 TREETOPS CLOSE

Marple



Treetops Close is a quiet, exclusive development by Antler homes situated within easy reach of the many facilities of Marple centre and yet only a stone's throw from pleasant countryside walks through Marple Dale. This thoughtfully designed and beautifully presented detached family home offers stylish yet practical accommodation which is bound to appeal to discerning purchasers. In brief, this most appealing home comprises, storm porch, entrance hall with downstairs WC just off, bay-fronted lounge with feature fireplace and double doors leading to the dining room, conservatory and family dining kitchen with patio doors leading to the rear garden, utility room, and study. To the first floor a large landing provides access to all rooms.

The master bedroom boasts a range of fitted furniture and a ensuite bathroom. There are four further double bedrooms (one with ensuite) and a generous family bathroom. Externally a wide block paved driveway provides off road parking and access to the integral double garage. A path provides pedestrian access to the front door and the front garden is laid to lawn. There is a pleasant rear garden which can be accessed directly from the family dining kitchen. There is a raised decking area directly adjacent to the house. Good sized lawned garden.

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 6GD

TENURE

Leasehold for a term of 999 years from 1st January 2003 subject to a ground rent of £120.00 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 : G

VIEWING

Viewing strictly by appointment through the Agents.

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



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