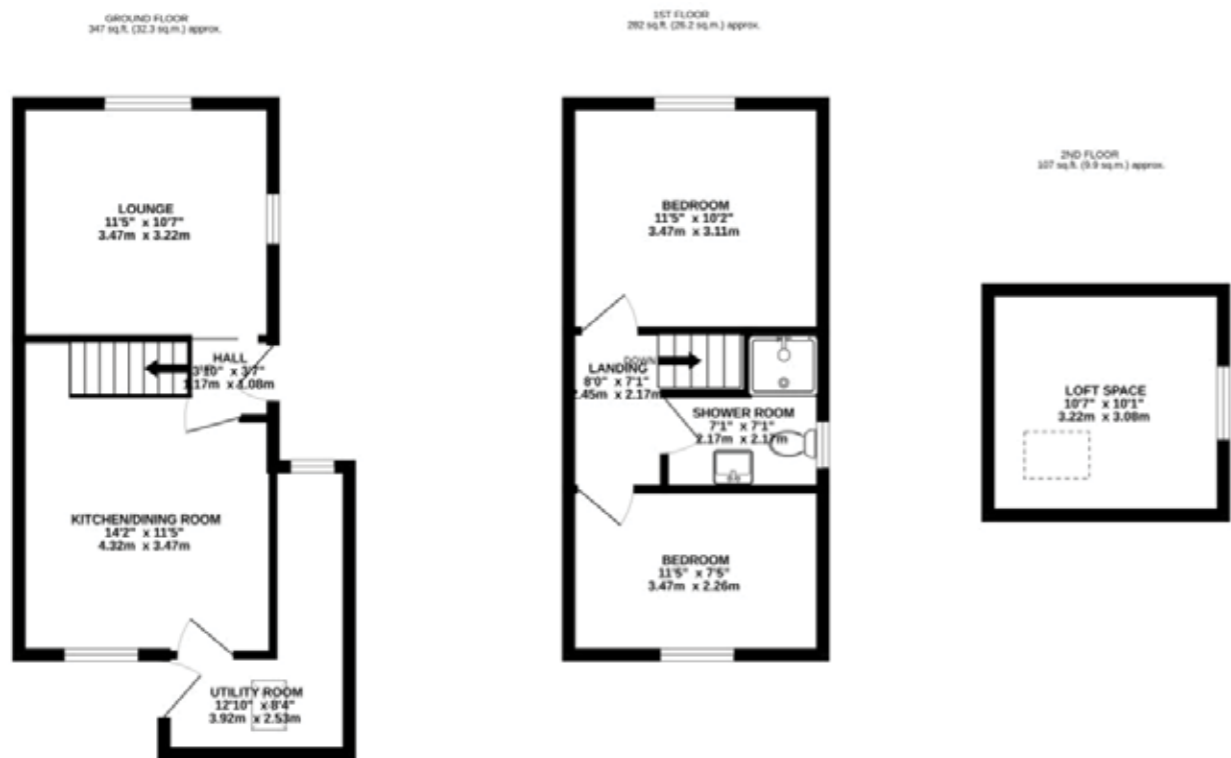


**21 LOWER FOLD,**  
Marple Bridge  
**£275,000**



TOTAL FLOOR AREA : 736 sq.ft. (68.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix 02024



**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**

VIDEO TOUR AVAILABLE

A delightful two bedroom stone property conveniently positioned in heart of MARPLE BRIDGE. Stylish fitted kitchen and bathroom and a handy utility room, two good sized bedrooms and a handy loft room.

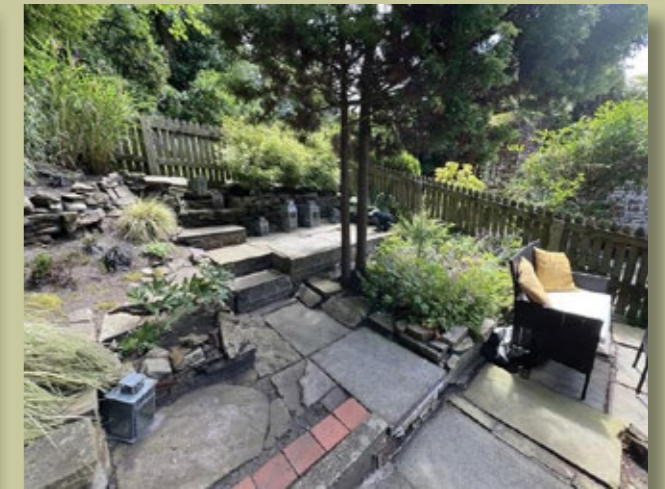
- TWO BEDROOM STONE COTTAGE
- CONVENIENT LOCATION IN THE CENTRE OF MARPLE BRIDGE
- IMMACULATE PRESENTATION THROUGHOUT

- DELIGHTFUL GARDEN IDEAL FOR BBQ AND SUMMER ENTERTAINING
- GOOD SIZED KITCHEN AND SEPARATE UTILITY ROOM
- USEFUL LOFT CONVERSION WITH PULL DOWN LADDER CURRENTLY USED AS STORAGE/STUDY

**£275,000**

**21 LOWER FOLD**

Marple Bridge



A beautifully presented FULLY MODERNISED semi detached stone cottage right at the heart of Marple Bridge. This stunning two DOUBLE bedrooms cottage enjoys a generous sized living room, spacious dining kitchen and an extended utility room to the ground floor. Upstairs are two double bedrooms and an impressive, newly fitted shower room. The loft provides a large space which is presently used as a home office, with access via pull ladders.

Outside there is a walled front forecourt garden with pathway leading to the front entrance; whilst to the rear there is an elevated cottage garden with established shrubs, plants and trees creating a restful oasis enjoying peace and tranquility to the rear of the house.

A superb property which is a real credit to the owners, with such outstanding presentation throughout, offering a home which allows the next lucky buyer to move straight into.

**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**

SAT NAV - SK6 5DX

**TENURE**

Leasehold for a term of 999 years from 25th March 1877 subject to a ground rent of £1.33 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 : C

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**