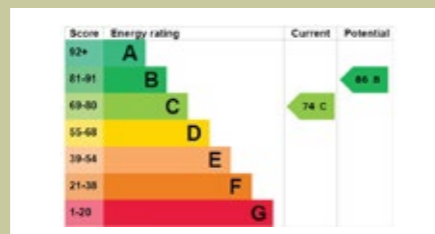
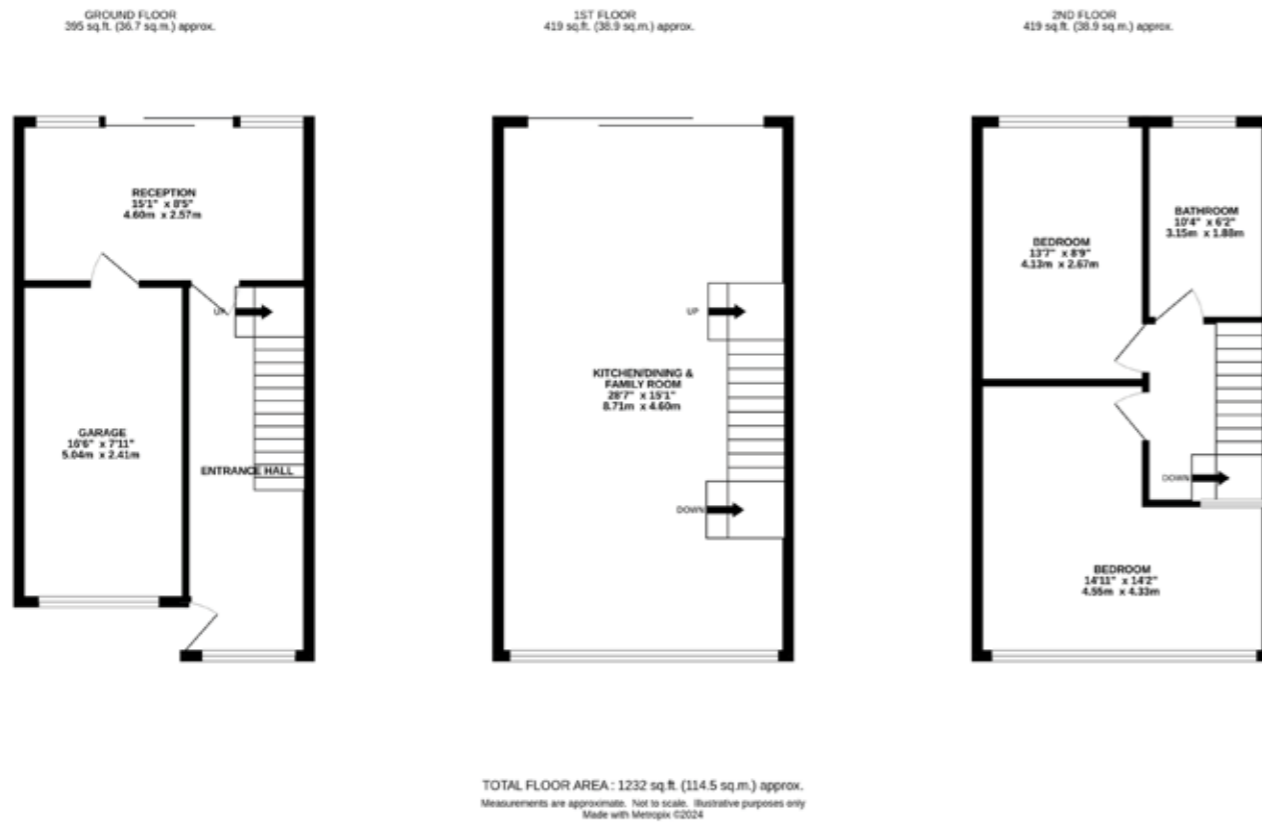


14 CROXTON CLOSE
Marple
OFFERS OVER
£290,000



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

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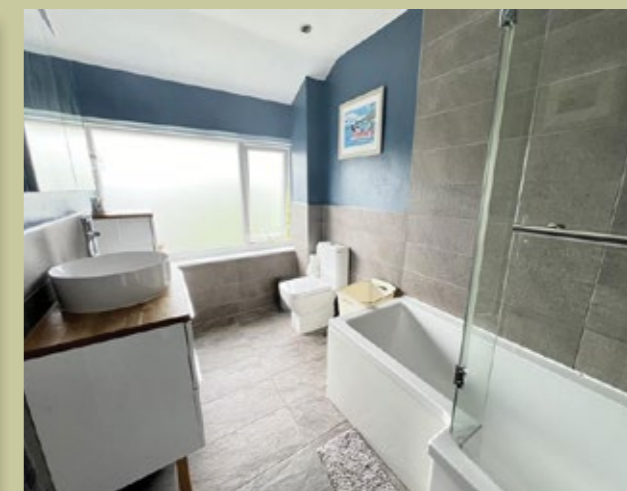
A stylish two bedroom terraced FAMILY home nestled within a CUL DE SAC positioned near central MARPLE benefiting from MODERN fixtures and fittings and charming rear SOUTH FACING GARDEN. The potential for a further garage conversion is worthy of note to any potential viewers whilst still offering OFF ROAD PARKING.

- DESIRABLE CUL DE SAC LOCATION
- GARAGE WITH POTENTIAL FOR CONVERSION & OFF ROAD PARKING
- CLOSE TO EXCELLENT AMENITIES, TRANSPORT LINKS AND SCHOOLS

- EXCELLENT MODERN OPEN-PLAN LIVING SPACE
- DELIGHTFUL SOUTH FACING GARDEN
- MODERN FAMILY BATHROOM

**OFFERS OVER
£290,000**

14 CROXTON CLOSE
Marple



This stylish and contemporary family home boasting spacious accommodation throughout whilst finished to a modern standard is situated on a quiet cul-de-sac in Marple. This wonderful family home is ideally located within the Rose Hill Primary School, Marple Hall Secondary school and Marple 6th form college catchment area and is within easy access to great walks, Transport links and local amenities. In brief the accommodation comprises a welcoming entrance hallway with useful under stairs storage then a reception room to the rear with access to the delightful south facing garden. Just off is a garage which could be kept or be converted into more living space.

The first floor offers bright open-plan living space with a modern kitchen, island and dining area complimented by a Juliette balcony to the rear and a spacious seating area at the front making it the heart of any home. The second floor reveals two bright well-proportioned bedrooms and a modern fitted bathroom that will suit most tastes. Externally the property offers off road parking and a well maintained south facing 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
SK6 7RQ
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 C
VIEWING
Viewing strictly by appointment through the Agents.
AGENTS NOTE
Please note that in accordance with Section 21 of the Estate Agents Act 1979 we declare that the vendor is an employee of Gascoigne Halman.

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



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