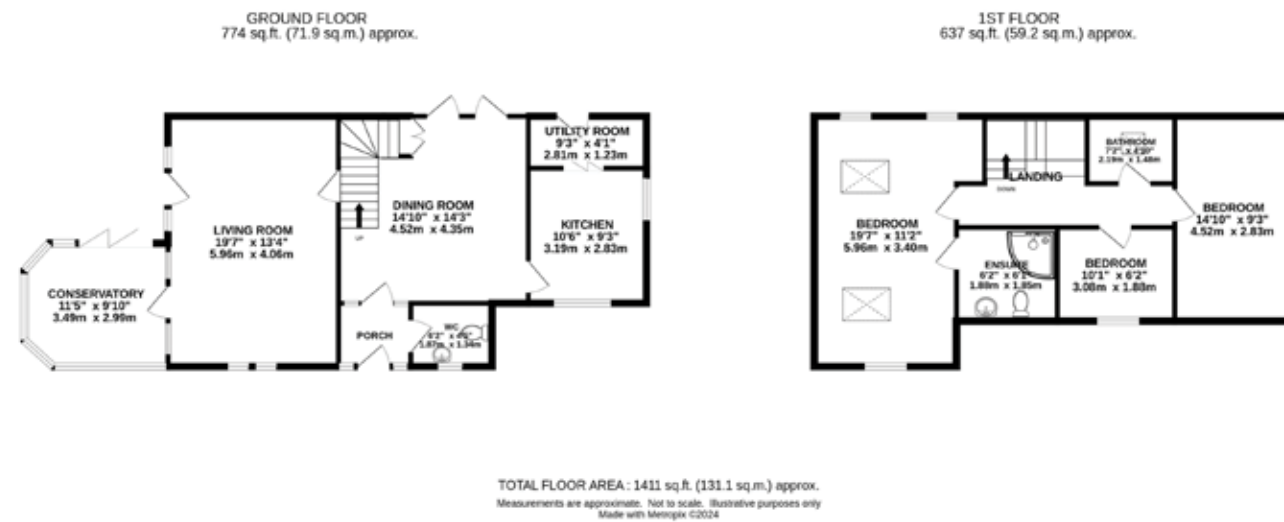


3 TOWN FOLD
Marple Bridge
OFFERS OVER
£725,000



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

gascoignehalman.co.uk



GASCOIGNE HALMAN

A three bedroom detached stone built property situated in a quiet location in the heart of Marple Bridge village centre. Boasting PARKING, a detached stone built outbuilding and EXTENSIVE GROUNDS including unspoilt woodland.

- DETACHED RESIDENCE TUCKED AWAY IN THE CENTRE OF MARPLE BRIDGE
- GOOD SIZED MATURE GARDEN AND YOU OWN WOODLAND
- DRIVEWAY PROVIDING OFF ROAD PARKING

- SEPARATE DETACHED BARN WITH A NUMBER OF POSSIBLE USES
- TWO GOOD SIZED RECEPTION ROOMS AND CONSERVATORY
- THREE BEDROOMS WITH EN-SUITE TO MAIN BEDROOM
- DOWNSTAIRS WC

**OFFERS OVER
£725,000**

3 TOWN FOLD
Marple Bridge



Situated in the heart of Marple Bridge, this most appealing property is set well away from the road and offers tranquility and privacy whilst being a stone's throw from the village centre with all of the local amenities on your own doorstep. There are exceptional schools, popular social places to eat and drink, Marple train station less than 5 minutes walk and stunning local countryside a mere stroll away. In brief, the property comprises, an entrance hall, downstairs WC, dining room, large living room, conservatory, fitted kitchen and utility room. On the first floor there are three bedrooms, a bathroom and en-suite shower room.

The property is unique, brimming with character, and still boasts exciting potential for further development. There is a generous-sized garden, with timber garden room (office) and treehouse. There is also your own stunning woodland, making for a tranquil relaxation area and delightful backdrop.

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 5BT

TENURE

Freehold

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.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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