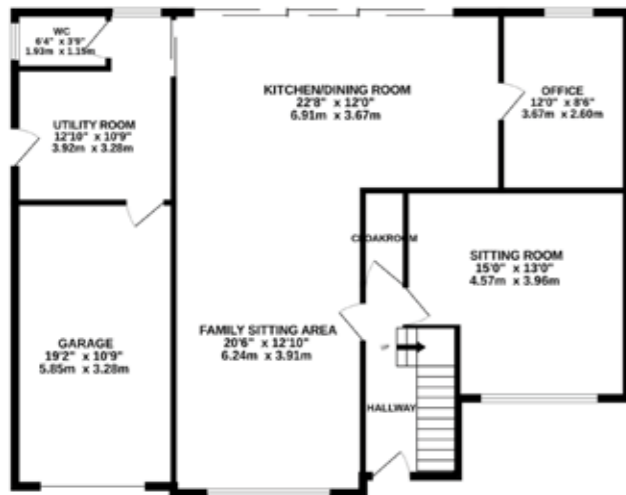
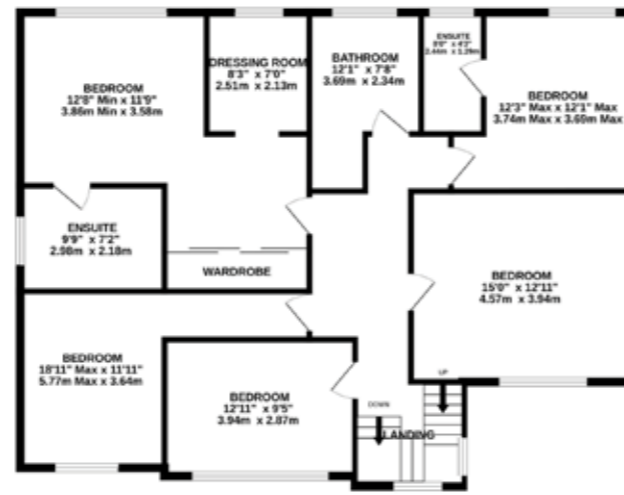


39 TOWNSCLIFFE LANE
Marple Bridge
£1.05 MILLION

GROUND FLOOR
1263 sq.ft. (117.3 sq.m.) approx.



1ST FLOOR
1228 sq.ft. (114.0 sq.m.) approx.



TOTAL FLOOR AREA: 2490 sq.ft. (231.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©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



GASCOIGNE HALMAN

A MODERN SPACIOUS DETACHED home which is situated close to MARPLE BRIDGE and enjoys FIVE spacious BEDROOMS which will definitely impress a broad range of potential buyers. It offers a LARGE REAR GARDEN, OPEN PLAN LIVING accommodation and OFF ROAD PARKING with GARAGE whilst being nestled in close proximity to open countryside and MARPLE BRIDGE Village. *VIEWING ADVISED*

- FIVE DOUBLE BEDROOMS
- MODERN OPEN PLAN KITCHEN/DINING/ FAMILY AREA
- LARGE REAR GARDEN
- DRESSING ROOM AND ENSUITE OFF MAIN BEDROOM

- OFF ROAD PARKING & GARAGE
- DETACHED FAMILY RESIDENCE IN A DESIRABLE VILLAGE LOCATION
- WALKING DISTANCE TO MARPLE BRIDGE

£1.05 MILLION

39 TOWNSCLIFFE LANE

Marple Bridge



A fantastic family home which has been thoughtfully renovated and offers spacious modern living. The property is nicely positioned on this quiet, sought-after road, a short walk from Marple Bridge village and educational facilities. In brief the accommodation comprises, entrance hall, sitting room, office/playroom, opening out to the left of the entrance hall is a large modern fitted kitchen/dining family space with a walnut large island and feature sliding doors accessing the large rear garden, which will be the heart of this fantastic property. There is also a useful utility space area with good storage and a second oven, downstairs WC and access to a large garage via the utility.

To complete the ground floor accommodation there is a good sized office/reception room to the right of the dining area. On the first floor there are FIVE good-sized bedrooms, ensuite shower room and a dressing room off the main bedroom, the second bedroom also benefits from an en-suite, family bathroom along with three other double bedrooms completes the first floor accommodation. To the front of the property is a large off road parking driveway for several vehicles which leads to the garage and to the rear garden. The garden is of good sized, mainly laid to lawn and extremely private with a good sized patio entertaining area.

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

SK6 5AP

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: F

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

GASCOIGNE HALMAN