



3 STILES AVENUE  
MARPLE, SK6 6LR

**GASCOIGNE HALMAN**



THE AREA'S LEADING ESTATE AGENCY

**MARPLE**  
10 TOWN STREET, MARPLE BRIDGE SK6 6DS  
Tel : 0161 427 2488

**GASCOIGNE HALMAN**





**A superb, completely remodeled four/five bedroom, four bathroom DETACHED FAMILY RESIDENCE nestled within one of Marple's most popular cul-de-sacs. This remarkable family home has been meticulously upgraded and re-designed by its current owners, boasting a spacious and stylish modern interior together with a beautifully landscaped rear garden.**

*A magnificent detached residence that offers light and spacious contemporary-themed accommodation sitting within good-sized gardens in an enviable position close to excellent transport links and local amenities.*

*In brief, the accommodation comprises, a spectacular double-height entrance hallway leading to a captivating living/kitchen/diner boasting a 6-meter vaulted ceiling and picturesque garden views. High specification modern fitted kitchen with appliances such as Neff hide and slide oven, induction hob with built in ventilation, attractive quartz works tops and design printed Perspex splash back.*

*A convenient utility room adjoins the kitchen with a separate entrance to the front. The expansive main bedroom features a luxurious en-suite. There are two additional bedrooms on the ground floor which offer versatility as reception spaces.*

*On the first floor, there are two more sizable double bedrooms, each with en-suite facilities and ample storage in the eaves.*

*Outside, to the front a generous driveway accommodates multiple vehicles and wildflower garden. The landscaped south facing rear garden showcases a striking porcelain patio perfect for entertaining, a delightful pond with bridge over, and a central lawn. There is also a detached garden room which is currently used a fully powered home office with its own hard wired internet connection. Range of outbuildings including x2 log stores, bike shed and garage/storeroom with solar panels to rear roof.*

**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 6LR

**TENURE**

Freehold. To be confirmed by Solicitors.

**SERVICES (NOT TESTED)**

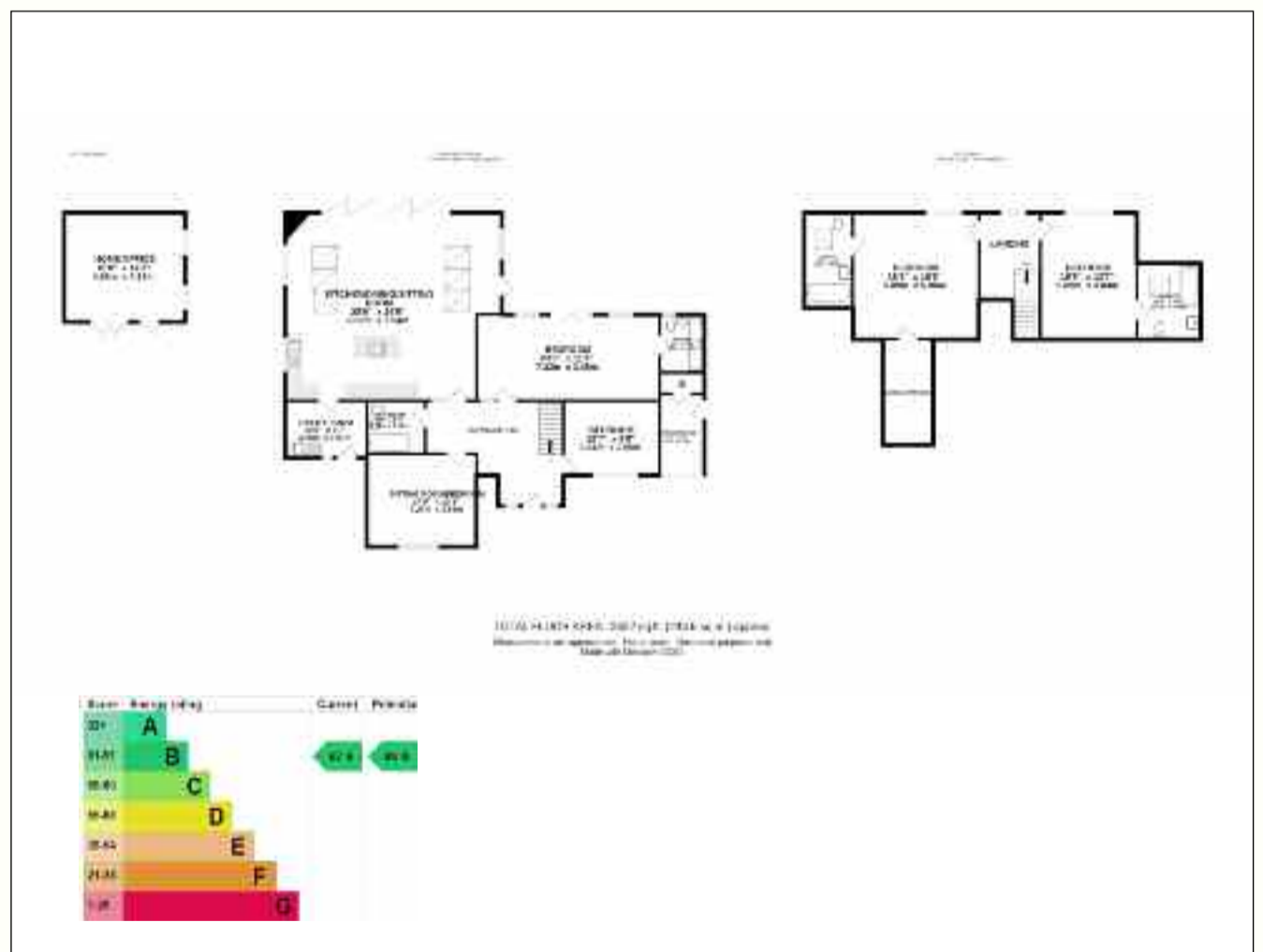
Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Stockport MBC. Council Tax band : E

**VIEWING**

Viewing strictly by appointment through the Agents.



**FLOOR PLANS AND SITE MAPS**  
Not to Scale. For Illustration purposes only.

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.