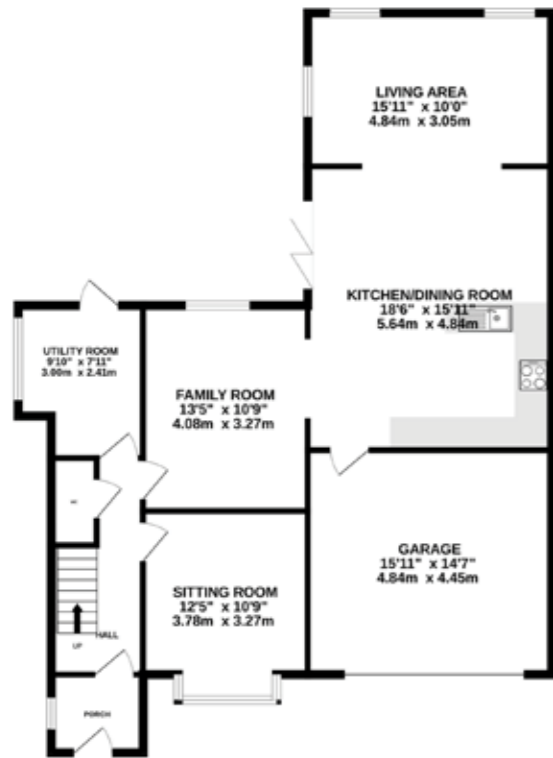
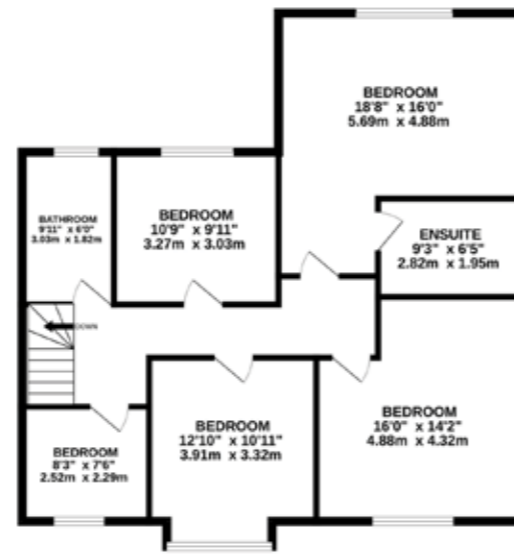


**21 BRICKBRIDGE ROAD**  
 Marple  
**£600,000**

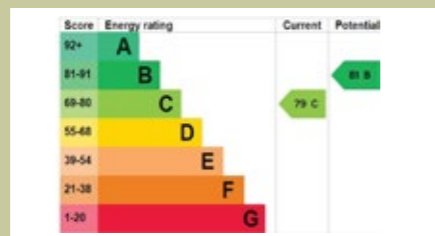
**GROUND FLOOR**  
 1143 sq.ft. (106.2 sq.m.) approx.



**1ST FLOOR**  
 939 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA: 2082 sq.ft. (193.4 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 very appealing FIVE BEDROOM detached property offering spacious and flexible accommodation convenient for the amenities Marple has on offer.  
 NO ONWARD CHAIN

- FIVE BEDROOM DETACHED FAMILY HOME
- IMPRESSIVE DINING LIVING KITCHEN AREA WITH WOOD BURNING STOVE
- INTEGRAL DOUBLE GARAGE
- STYLISH EN-SUITE AND FAMILY BATHROOM

- GOOD SIZED REAR GARDEN AND DRIVEWAY TO THE FRONT
- DOWNSTAIRS WC AND SEPARATE UTILITY ROOM
- THREE RECEPTION ROOMS
- HIGHLY CONVENIENT POSITION

£600,000

21 BRICKBRIDGE ROAD

Marple



**DESCRIPTION**

An impressive, spacious detached family home enjoying a convenient location for Marple Centre and convenient for walks along the canal and countryside. The property is also nicely positioned for excellent schools and transport links.

In brief the accommodation comprises, entrance porch, entrance hall, downstairs WC, good sized fitted utility room, a reception room overlooking the front, family room and a most impressive open plan living dining kitchen with bi-fold doors opening to the garden. There is also a door leading to the integral double garage which benefits from a powered up and over door.

On the first floor there are five bedrooms with en-suite shower room off the master bedroom and a modern, stylish family bathroom.

Externally there is a good sized lawned rear garden with a large raised Indian Stone patio area. To the front there is off road parking via a block paved driveway. The solar panels will be included within the sale making for significantly reduced energy bills.

**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 7BQ

**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.

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



gascoignealman.co.uk

GASCOIGNE HALMAN