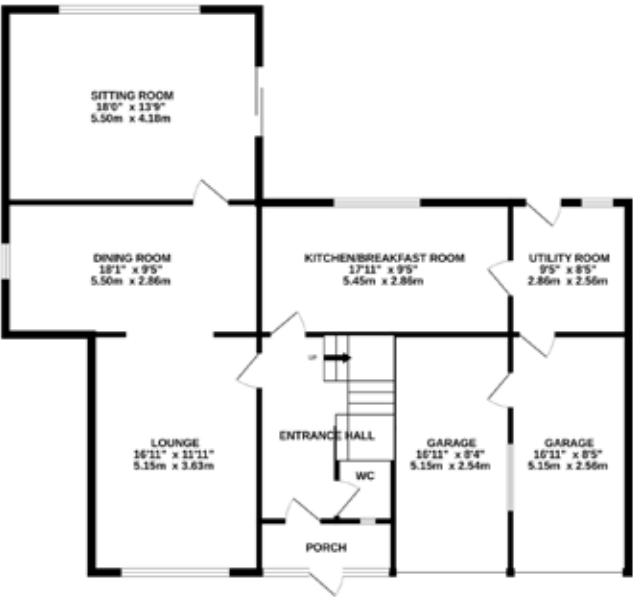
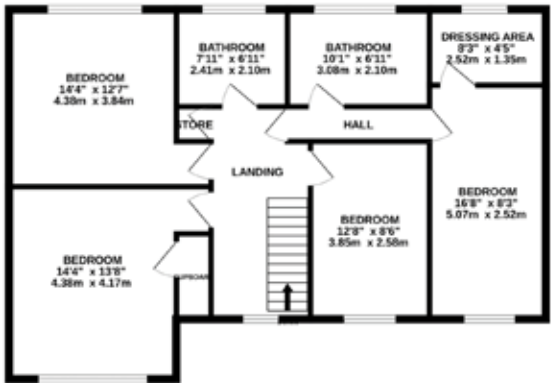


**43 CLEMENT ROAD**  
Marple Bridge  
**£ 7 4 9 , 9 5 0**

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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**NOTICE**  
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THE AREAS LEADING ESTATE AGENCY

Marple Bridge  
10, Town Street, Marple Bridge SK6 5DS  
0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk



A FANTASTIC four DOUBLE bedroom DETACHED family home situated on the ever sought after "Clement Road" offering spacious and well presented EXTENDED accommodation throughout with an extensive rear garden. This is the ideal family home within walking distance to our beautiful countryside, Marple Bridge village and train station.

**GASCOIGNE HALMAN**



- FOUR BEDROOM DETACHED FAMILY RESIDENCE
- LARGE AND PRIVATE LAWNED REAR GARDEN
- TREMENDOUS SCOPE FOR FURTHER EXTENSION (SUBJECT TO PLANNING)
- TWO GARAGES AND OFF ROAD PARKING

- THREE RECEPTION ROOMS AND MODERN FITTED KITCHEN
- UTILITY ROOM AND SEPARATE WC
- FALLING WITHIN EASY REACH OF MARPLE BRIDGE VILLAGE

**£749,950**

**43 CLEMENT ROAD**

Marple Bridge



#### DESCRIPTION

A substantial detached family residence, well positioned on the ever popular Clement road, boasting a large lawned rear garden and well balanced extended accommodation.

In brief this beautiful home offers a spacious entrance porch leading into the welcoming hallway with receptions rooms leading off, a useful cloak cupboard and w/c. There is a well proportioned living room, dining room and separate sitting room, modern breakfast kitchen, and separate utility room.

The first floor reveals four double bedrooms all well-proportioned with a light and airy landing and two bathrooms.

Externally the property offers a driveway giving off-road parking for at least two cars and a mature boundary hedge. Whilst the rear offers an extensive rear garden which is mainly laid to lawn with mature hedges and trees and a stone paved patio 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

SAT NAV SK65AG

#### TENURE

Freehold, subject to a rent charge of £15.00 per annum. 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 : F

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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