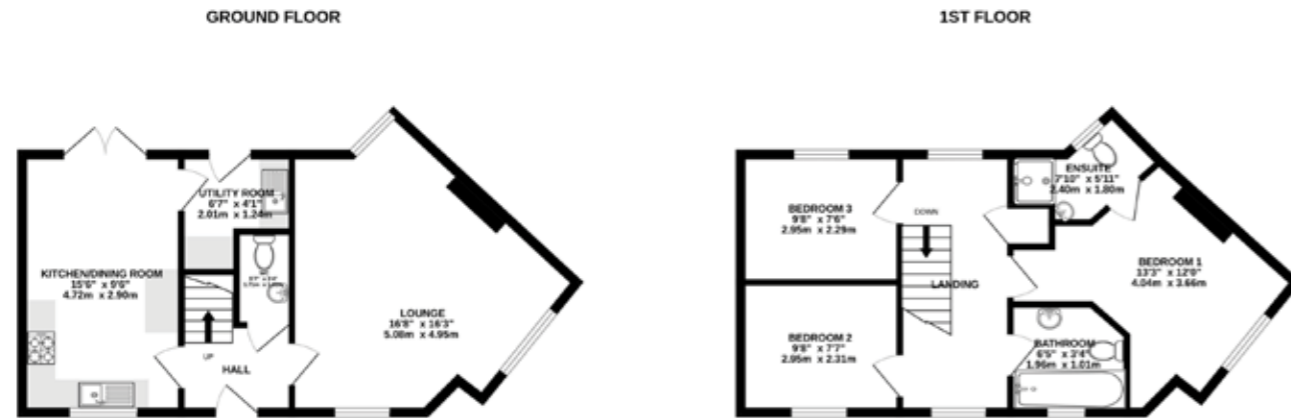


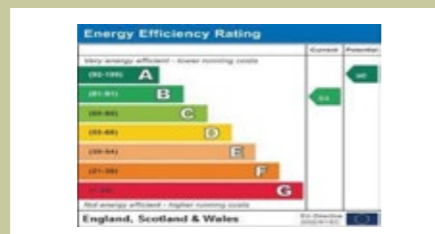
8 OLDRIDGE CRESCENT

Marple

£350,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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



Still in its infancy, this MODERN semi detached home is offered with a HIGH STANDARD of presentation throughout and boasts THREE good sized bedrooms, GARAGE and easy to manage rear garden.

GASCOIGNE HALMAN

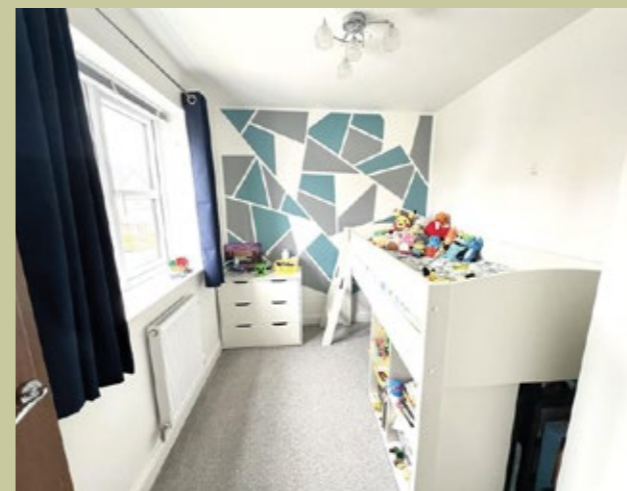
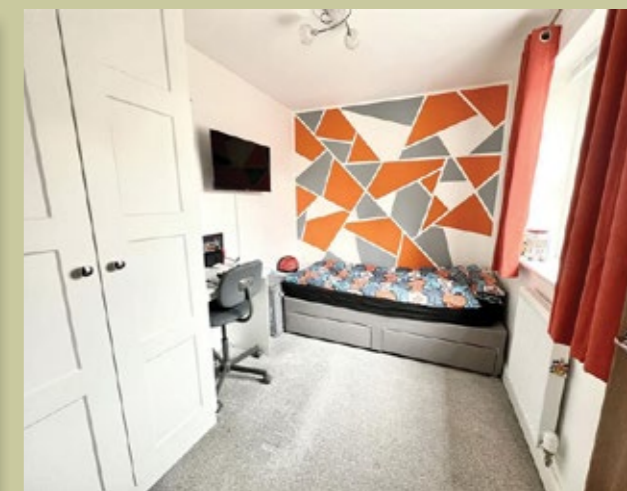
- EXCLUSIVE DEVELOPMENT CLOSE TO VILLAGE CENTRE
- MANY FACILITIES WITHIN EASY REACH
- LOUNGE, DINING KITCHEN
- UTILITY, DOWNSTAIRS WC

- THREE BEDROOMS (1 EN SUITE), FAMILY BATHROOM
- DRIVEWAY PARKING, GARAGE
- PLEASANT GARDENS

£350,000

8 OLDRIDGE CRESCENT

Marple



This modern development occupies a convenient location at the very heart of Marple close to comprehensive shopping facilities, excellent schools and public transport services which include two train stations providing a direct service into Manchester city centre from Rose Hill and Marple.

The accommodation briefly comprises: entrance hall with access to the downstairs WC, bright & airy lounge, fitted dining kitchen and useful utility room all on the ground floor. To the first floor a landing leads to three generous bedrooms, two of which have ample fitted wardrobes (and an en-suite shower room to the master bedroom), a family bathroom. Outside, to the front of the property

has a fair sized garden enclosed by a picket style fence. A driveway for two cars at the side leads to a garage; whilst to the rear there is a low maintenance enclosed rear garden with additional area for hiding the bins/extra storage area.

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 7FY

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 : B

VIEWING

Viewing strictly by appointment through the Agents.

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



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