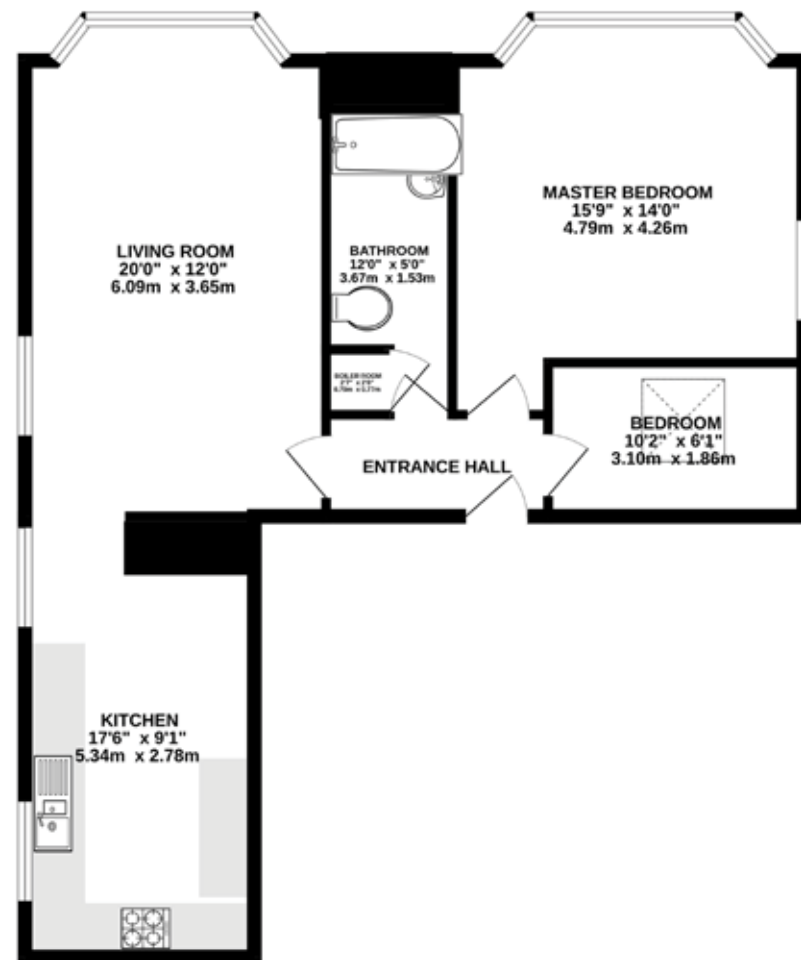


FLAT 6 BEECHWOOD MANOR
Marple
£339,000

GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropax G2024



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 MAGNIFICENT TOP FLOOR, two bedroom apartment with SLENDID breathtaking views across the picturesque landscape of the River Goyt, situated in the stunning development of Beechwood Manor and within walking distance to Marple town centre and train station.
NO ONWARD CHAIN!

- TOP FLOOR APARTMENT WITH MAGNIFICENT VIEWS
- STYLISH FITTED DINING KITCHEN
- MODERN RECENTLY UPDATED SHOWER ROOM
- TWO BEDROOMS , THE MASTER WITH GLORIOUS PANORAMIC VIEWS

- CLOSE TO EXCELLENT COUNTRYSIDE WALKS
- WITHIN EASY REACH OF LOCAL FACILITIES
- **NO HIGHER CHAIN**

£339,000

FLAT 6 BEECHWOOD MANOR

Marple



A fantastic apartment boasting breathtaking panoramic views, yet enjoying a highly convenient position for Marple Station, central Marple and Marple Bridge. In brief the accommodation comprises of; a communal hallway with stairs leading to all floors. The internal hallway leads through into two bedrooms, the master bedroom with glorious views. The large shower room has been recently renovated and includes a modern three piece suite with large walk in shower. The apartment boasts a beautifully refurbished large open-plan kitchen/diner/lounge with modern fitted appliances and offers plenty of worktop and storage space including a breakfast bar.

The area spans over 20 feet in length and welcomes superb views of the local landscape.

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

SAT NAV SK67DH

TENURE

Leasehold for a term of 900 years from 1st January 2000. 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 : D

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN