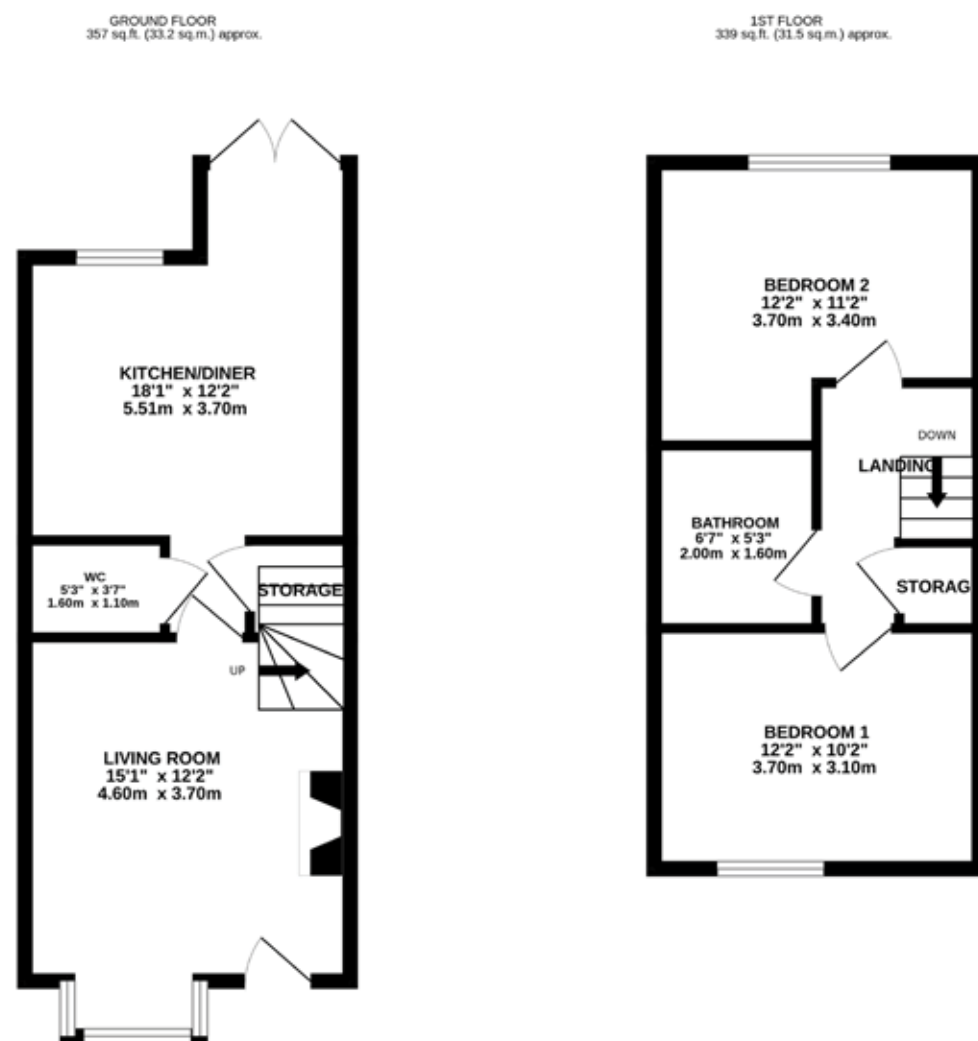


**4 ROSE DALE**  
Marple  
**£350,000**



TOTAL FLOOR AREA: 696 sq.ft. (64.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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



**GASCOIGNE HALMAN**

A modern TWO bedroom semi detached property situated in an exclusive development by Jones Homes falling within easy reach of the many facilities of Marple centre, local schools and picturesque Marple Dale.



- QUIET YET CONVENIENT LOCATION
- EXCLUSIVE DEVELOPMENT
- LOUNGE, KITCHEN/DINER, D'STAIRS WC

- TWO BEDROOMS, BATHROOM
- DRIVEWAY PARKING
- PLEASANT REAR GARDEN

£350,000

4 ROSE DALE

Marple



#### DESCRIPTION

This most appealing property is set within a quiet enclave in a popular residential area and was built approximately 10 years ago. Only a short distance from Rose Hill Primary School and Rose Hill railway station, the property is also situated within easy reach of the many shops, eateries and other many facilities of central Marple. In brief the accommodation comprises; bay-fronted lounge with feature contemporary fireplace, beautifully fitted kitchen/diner with double doors leading out to the rear garden, and downstairs WC. To the first floor there are two bedrooms and a stylish family bathroom.

Externally, there is driveway parking to the front of the property and to the rear a pleasant garden with decked seating area and timber fencing to the boundaries.

#### 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 6GE

#### 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 C

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN