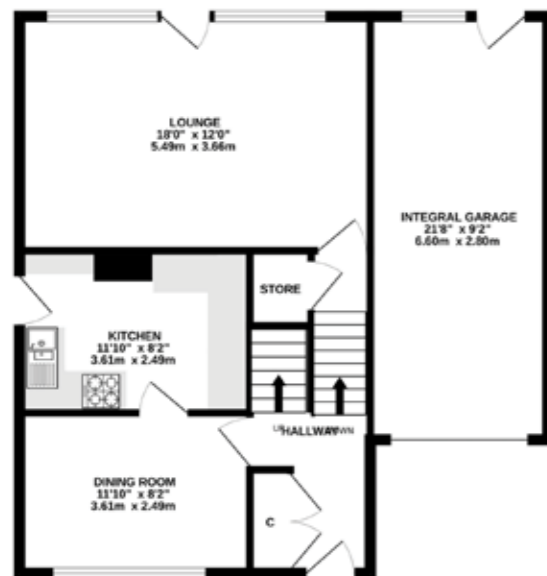


**24 HOGARTH ROAD**

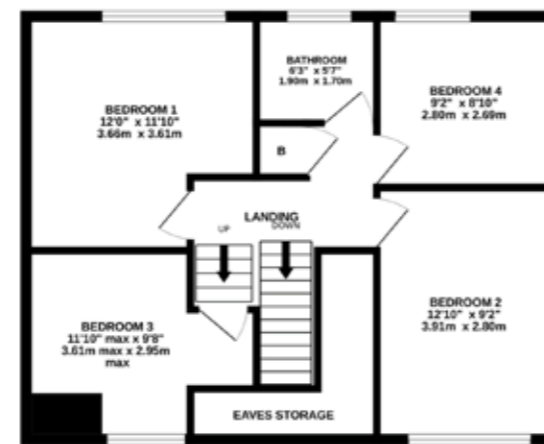
Marple Bridge

**£375,000**

**GROUND FLOOR**  
764 sq.ft. (71.0 sq.m.) approx.



**1ST FLOOR**  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metriq (c)2025



**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](http://gascoignehalman.co.uk)



A FOUR bedroom semi-detached property positioned close to the centre of MARPLE BRIDGE which requires FULL MODERNISATION. The property benefits from a good sized garden, GARAGE and off road parking. NO ONWARD CHAIN

**GASCOIGNE HALMAN**



- FOUR BEDROOM SEMI DETACHED PROPERTY
- FULL MODERNISATION REQUIRED
- OFF ROAD PARKING AND GARAGE

- GOOD SIZED REAR GARDEN
- NO ONWARD CHAIN
- EXCELLENT SCOPE TO ENHANCE AND EXTEND (subject to planning approval)

**£375,000**

**24 HOGARTH ROAD**

Marple Bridge



**DESCRIPTION**

A well proportioned , four bedroom semi detached home well positioned ideal for Marple Bridge Village. The ground floor features a dining room to the front with door leading to the kitchen. The living room spans the rear of the house and with a full width window and glass door, looks out to the west-facing rear garden with glorious views towards Brabyns Park. To the first floor, there are four bedrooms and a bathroom plus pockets of eaves storage which could be utilised further with some creative thinking.

Externally to the rear, the garden has a patio with steps leading down to the lawn and flower beds. Beyond the garden and down the slope is the grounds of St Mary's School.

**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 SK6 5BP

**TENURE**

**FREEHOLD**  
**SERVICES (NOT TESTED)**  
Services have not been tested and you are advised to make your own enquiries and/or inspections.  
**LOCAL AUTHORITY**  
Stockport Borough Council. 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**