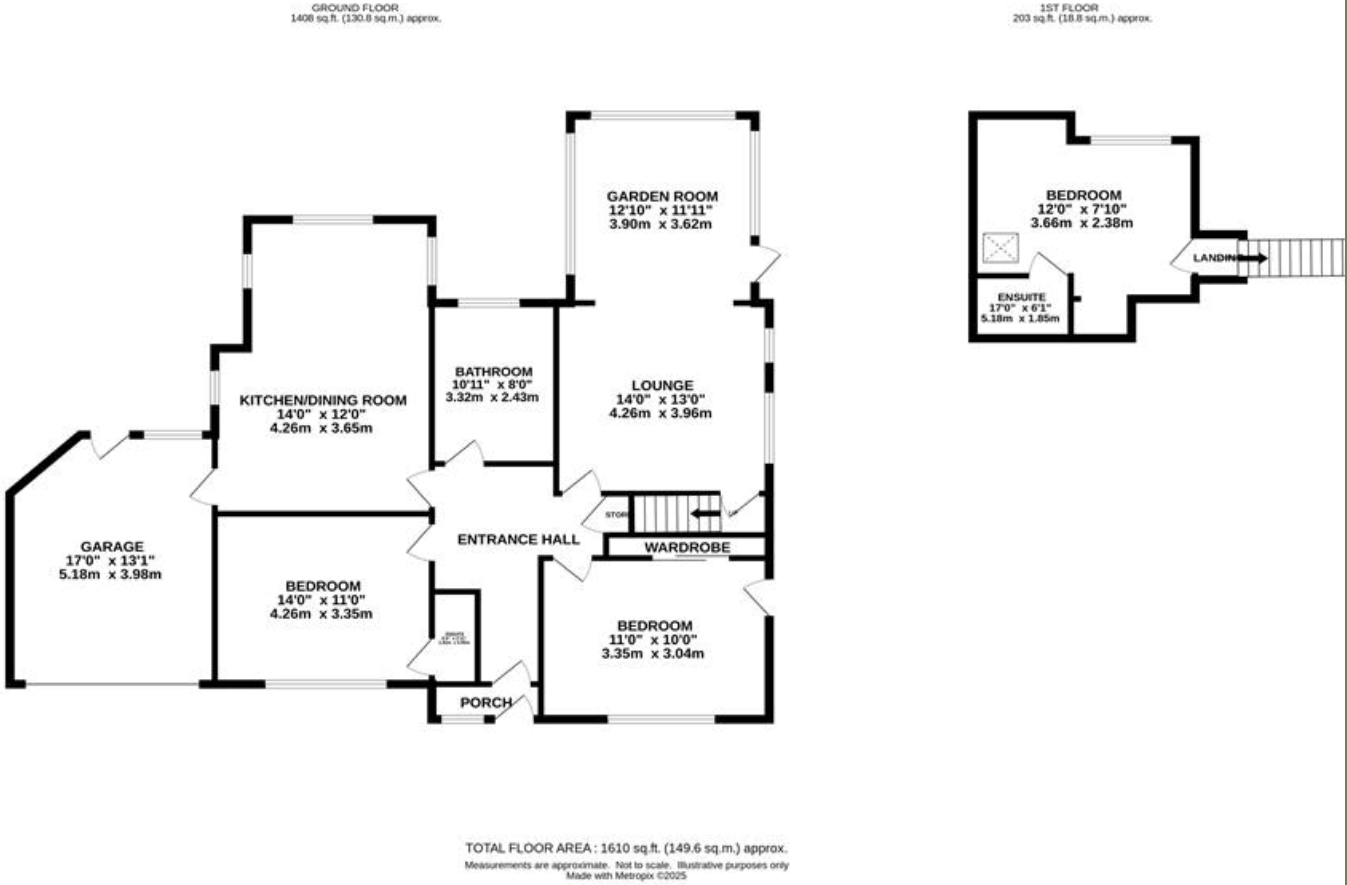


53 COTE GREEN ROAD  
Marple Bridge  
£630,000



**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 THREE bedroom detached dormer property situated in an enviable semi rural location on the outskirts of Marple Bridge village. Boasting gardens, attached GARAGE, driveway parking and STUNNING VIEWS, this property must be viewed to be fully appreciated.



- DETACHED DORMER PROPERTY IN SEMI RURAL LOCATION
- UPDATED AND IMPROVED BY THE CURRENT OWNERS
- LOUNGE, GARDEN ROOM
- KITCHEN / DINING ROOM

- 2 GROUND FLOOR BEDROOMS (1 EN SUITE)
- GROUND FLOOR BATHROOM
- 1ST FLOOR BEDROOM WITH EN SUITE
- ATTACHED GARAGE, DRIVEWAY PARKING
- GARDENS, STUNNING LONG RANGE VIEWS

**£630,000**

**53 COTE GREEN ROAD**

Marple Bridge



Set on a quiet lane on the outskirts of Marple Bridge, this beautifully presented detached property has been updated and improved by the current owners to create a fabulous contemporary home which is bound to impress. In brief the accommodation now comprises; entrance porch, hallway, spacious and beautifully fitted kitchen/ dining room, good sized lounge, with feature log burner, opening through to a garden room which affords stunning views over the countryside to the rear towards Werneth Low, and fully fitted out garage/utility room. There are two ground floor bedrooms (one en suite) and a ground floor bathroom. To the first floor there is a further en suite bedroom.

Externally, a driveway sweeps up to the property and provides off road parking and access to the attached garage/utility. The side and rear gardens are mainly laid to lawn with paved patio area providing a perfect seating area which affords spectacular views of the surrounding countryside.

#### 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

POSTCODE : SK6 5EW

#### 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 : D

#### VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y   N E T W O R K E D   O F F I C E S   T H R O U G H O U T   C H E S H I R E ,   S O U T H   M A N C H E S T E R   &   T H E   H I G H   P E A K



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