



**GASCOIGNE  
HALMAN**

THE RESIDENCE, DALE ROAD, MARPLE

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THE AREAS LEADING ESTATE AGENT





## | MARPLE

# THE RESIDENCE, DALE ROAD, MARPLE

A handsome FIVE bedroom detached property situated in a delightful semi rural location on the outskirts of Marple. Boasting extensive and beautifully presented accommodation, LARGE GARDENS, ample PARKING and INDOOR HEATED SWIMMING POOL.

The Residence is a most impressive property which is situated in private grounds of around 3 acres on the outskirts of Marple, close to the local beauty spot, Marple Dale.

Updated and improved to a high standard by the current owner, this attractive family home briefly comprises: entrance hall, lounge, sitting room, dining room, breakfast kitchen, separate utility room, plant room and downstairs WC. The property also has the benefit of a large indoor heated swimming pool.

To the first floor there are five bedrooms, two with en suite and one with access to a small balcony. There is a stylish family bathroom and a separate WC.







## GROUNDS

Externally, the property is set well back from the land and is approached via a long driveway which leads to a large block paved parking area. The property is well screened from the lane and is surrounded by mature shrubs and trees. The gardens surround the property and are mainly laid to lawn. Additional land may be available by separate negotiation

## 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 Marples 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.

## POSTCODE:

SK6 6NL

## LOCAL AUTHORITY

Stockport Borough Council

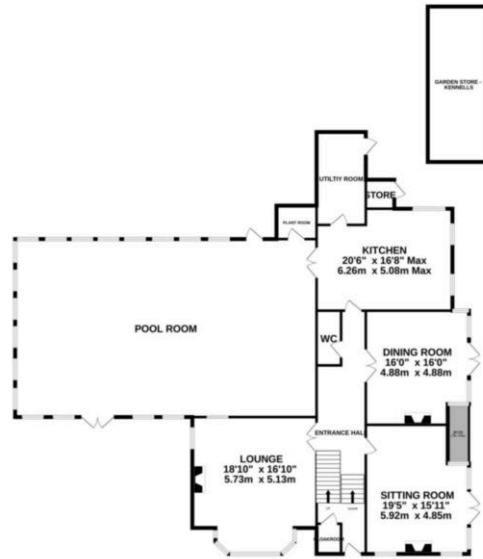
## TENURE

FREEHOLD

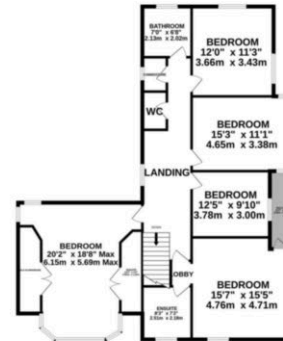
## LESUIRE FACILITIES

Indoor Heated Swimming Pool

GROUND FLOOR  
3059 sq.ft. (284.2 sq.m.) approx.

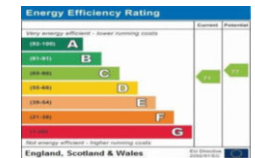


1ST FLOOR  
1432 sq.ft. (133.1 sq.m.) approx.



TOTAL FLOOR AREA: 4492 sq.ft. (417.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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