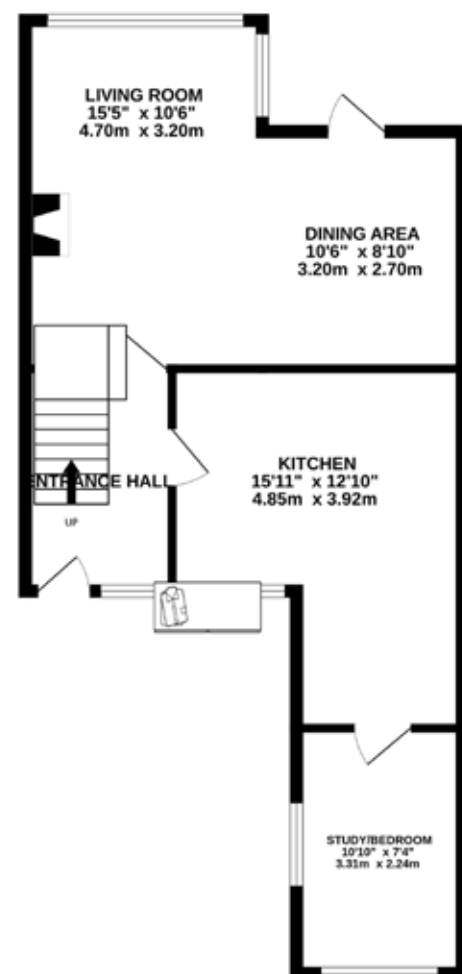
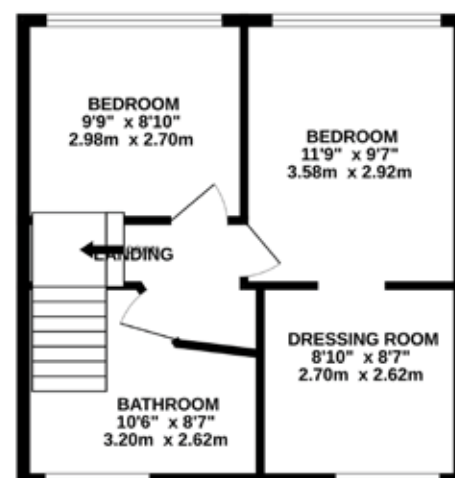


60 RIDGE CRESCENT
Marple
£375,000

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Miroplan 12025



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



With splendid views across the playing fields, we are please to offer for sale this fantastic three bedroom end mews home. Internally the property is presented to a good standards and there is a good sized rear garden and driveway to the front.
NO HIGHER CHAIN

GASCOIGNE HALMAN

- STYLISH CONTEMPORARY ACCOMMODATION
- OPEN PLAN LIVING/DINING ROOM
- KITCHEN, OCCASIONAL BEDROOM/STUDY
- 2 FURTHER BEDROOMS, 1 WITH DRESSING ROOM
- FAMILY BATHROOM
- OFF ROAD PARKING
- REAR GARDEN BACKING ONTO THE GREEN
- **NO HIGHER CHAIN**

£375,000

60 RIDGE CRESCENT

Marple



A fantastic end of mews home that boasts enjoyable views across the The Green at Hawk Green. The property was originally configured as a three-bedroom but the current owners have made the third bedroom on the first floor a dressing room. This could easily be turned back, should the new owner desire. In brief comprising, entrance hall, good sized fitted kitchen, living/dining area, and study/bedroom on the ground floor. On the first floor, there are two bedrooms, a dressing room and a family bathroom.

Driveway to the front and garden to the rear. The rear garden is mainly laid to lawn, with patio seating area. The garden backs onto The Green and affords pleasant views over the open aspect.

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 7JA

TENURE

Leasehold for a term of 999 years from 3rd November 1965, subject to a ground rent of £12.00 pa. 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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