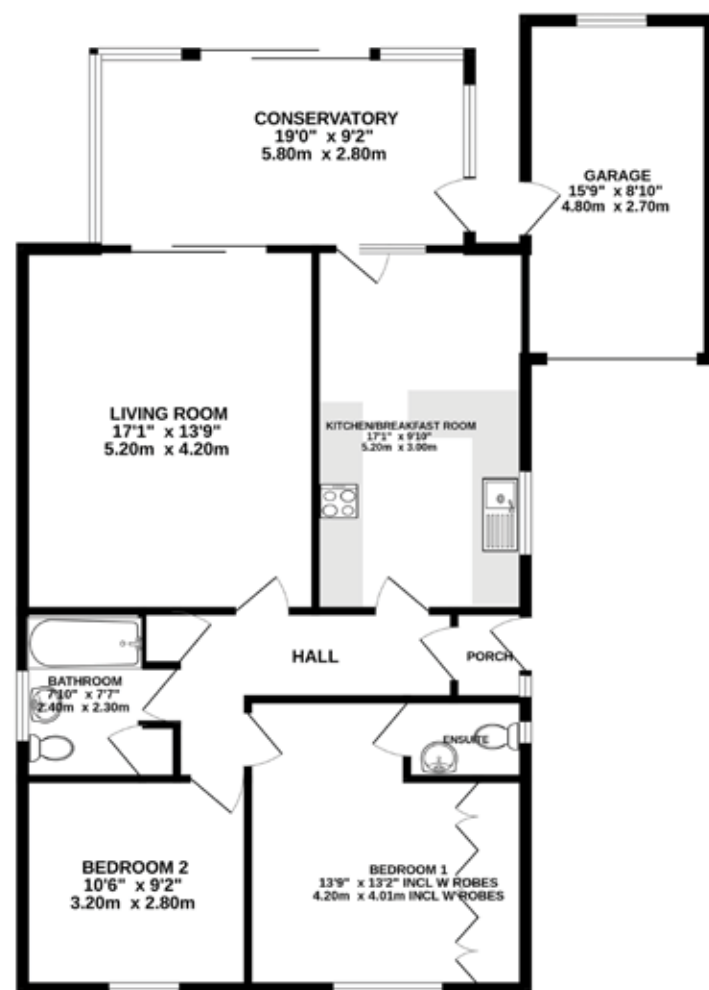


9 CROWN STREET

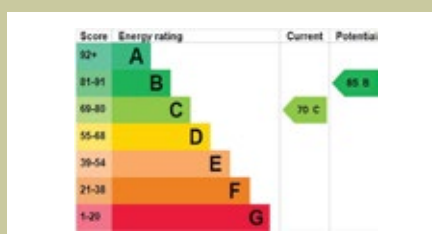
Marple

£395,000

GROUND FLOOR
1185 sq.ft. (110.1 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 62025



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

An attractive TWO DOUBLE bedroom
DETACHED bungalow enjoying a pleasant
position on a quiet cul-de-sac. The has been
well maintained throughout and benefits
from good sized front and rear gardens , off
road parking and a DETACHED GARAGE

- TWO BEDROOM DETACHED BUNGALOW
- WELL MAINTAINED THROUGHOUT
- DELIGHTFUL, QUIET CUL-DE-SAC POSITION
- GARAGE AND OFF ROAD PARKING
- WELL STOCKED REAR GARDEN
- GOOD SIZED KITCHEN DINING AREA AND SEPARATE CONSERVATORY
- MODERN PRESENTATION

£395,000

9 CROWN STREET

Marple



A fantastic bungalow, positioned on the edge of Hawk Green and within close proximity of Marple village centre. The property itself is beautifully presented and offers well planned, spacious accommodation which in brief comprises; Entrance Porch, welcoming Entrance Hall, spacious Lounge with access to the larger than average Conservatory which overlooks the Garden and also leads through to the refitted Kitchen which incorporates ample space to dine. There are two generous Bedrooms, both with fitted wardrobes and the main bedroom having an ensuite WC. The modern Bathroom has a large walk-in Shower fitted, instead of a bath. Externally, a large driveway providing parking for a number of cars and leads

down the side with access to the Garage. To the rear there is lovely sunny enclosed garden.

Nestled on a quiet residential cul de sac in the Hawk Green area of Marple, within easy reach of Marple Golf Club and Marple Ridge and only a short drive to many facilities of the centre of Marple.

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 7JH

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.

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



gascoignealman.co.uk

GASCOIGNE HALMAN