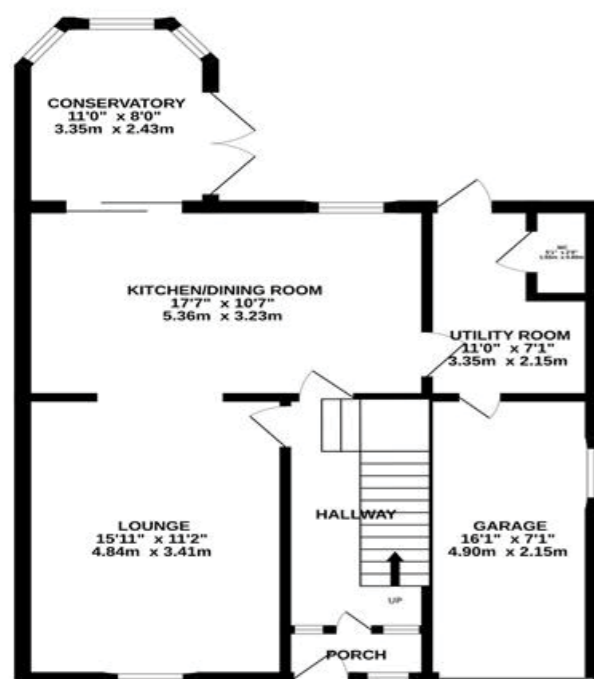


3 FAIRVIEW CLOSE

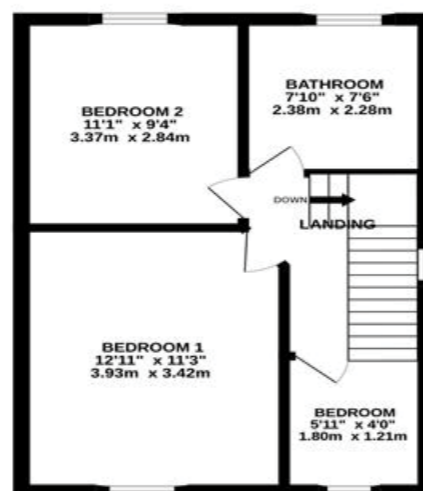
Marple

£475,000

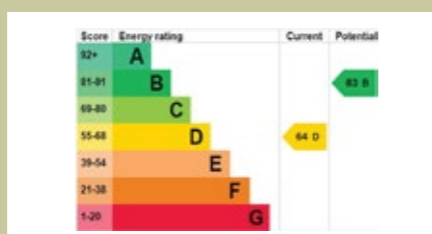
GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 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 Metroplan ©2024



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 THREE bedroom semi-detached home which has been completely modernised and refurbished in recent years occupying a pleasant cul-de-sac position.

Good sized driveway and rear garden.

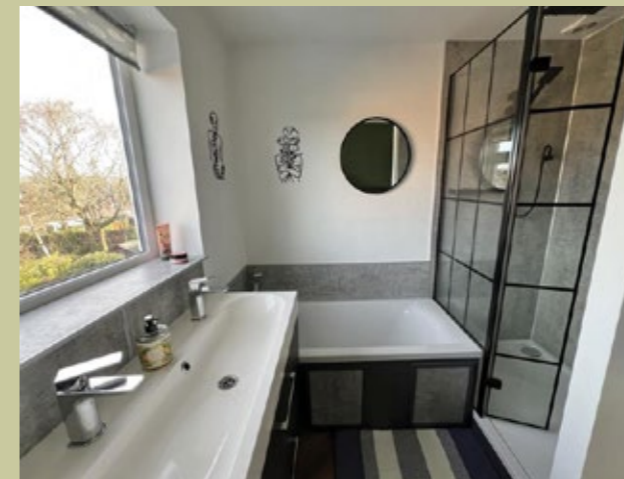
** NO HIGHER CHAIN**

- MODERNISED THREE BEDROOM SEMI DETACHED HOME
- MAGNIFICENT OPEN PLAN DINING KITCHEN
- THREE GOOD SIZED BEDROOMS
- STYLISH FITTED BATHROOM (WITH BOTH BATH AND SHOWER)
- DOWNSTAIRS WC AND UTILITY ROOM, CONSERVATORY
- GARAGE AND OFF ROAD PARKING
- POPULAR RESIDENTIAL LOCATION
- LARGE BOARDED STORAGE LOFT
- ** NO ONWARD CHAIN **

£475,000

3 FAIRVIEW CLOSE

Marple



Fairview Close is a quiet cul de sac that is conveniently located in a highly sought-after location within easy reach of the many facilities of central Marple. Popular with families.

This attractively presented semi-detached family home has been subject to a program of renovation which includes a complete re-wire with dimmable lighting, updated central heating boiler (with Nest thermostat) and radiators, re-modeling to the ground floor which now comprises, a high quality bespoke open dining kitchen and living room, conservatory (with IR Heater), downstairs WC and utility room. The kitchen is fitted with quality AEG appliances and an instant boiling water tap. There is an attractive, LVT parquet flooring throughout the kitchen, and dining area. There is also an integral garage.

On the first floor, there are three bedrooms with built in wardrobes and a stylish re-fitted bathroom with glorious views of surrounding hills.

Externally, a tarmac driveway provides off road parking and access to the attached garage. The front garden is mainly laid to lawn with well stocked borders. To the rear there is a very pleasant garden with generous Indian stone patio area. The property offers scope to extend over the garage to create further bedroom accommodation (subject to obtaining any necessary planning and building regulation consents).

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 6LX

TENURE

Freehold. Subject to a rentcharge of £12.00pa

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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