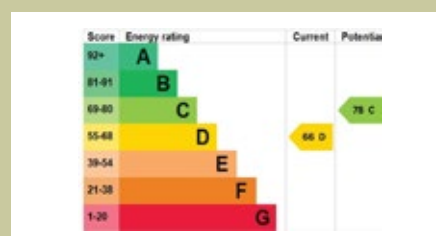


85 HOLLINS LANE
Marple Bridge
OFFERS OVER
£600,000



TOTAL FLOOR AREA: 2072 sq.ft. (192.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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 fantastic, FIVE bedroom family home which boasts extremely spacious and versatile accommodation over three floors with THREE large reception rooms. Externally the property sits in good sized gardens, has a driveway for several vehicles and a DETACHED GARAGE

- FIVE BEDROOM SEMI DETACHED HOME
- LARGE REAR EXTENSION AND LOFT CONVERSION
- FANTASTIC SIZED MATURE LAWNED REAR GARDEN AND LARGE DRIVEWAY
- DETACHED GARAGE

- GROUND FLOOR 5TH BEDROOM AND EN-SUITE SHOWER ROOM
- THREE LARGE RECEPTION ROOMS
- LARGE ENTRANCE HALL AND SEPARATE DOWNSTAIRS WC
- SPACIOUS FAMILY HOME WITH ACCOMMODATION OVER THREE FLOORS



**OFFERS OVER
£600,000**

85 HOLLINS LANE
Marple Bridge



A fantastic sized, period semi detached home which has been extended over the years which will make this a very enviable purchase indeed. In brief comprising, large entrance hall with attractive stained glass window and door, living room with bay window to the front, a second reception room opening into the huge dining room with a vaulted ceiling and sliding doors to the rear. There is also a downstairs wc, kitchen, utility area and ground floor bedroom which could be utilised as a family room /larger study. The en-suite shower room completes the ground floor. On the first floor there are three bedrooms and family bathroom off the landing area.

The second floor is an extremely spacious bedroom with velux windows to the front and rear. Externally there are good-sized gardens, a detached garage and large driveway. All this accommodation is on the edge of open countryside yet minutes from Marple Bridge Village.

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

SAT NAV - SK65DA

TENURE

Freehold

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: E

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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