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THE AREAS LEADING ESTATE AGENCY

Marple Bridge  
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gascoignehalman.co.uk



A MODERN SPACIOUS DETACHED home which is situated close to MARPLE BRIDGE and enjoys FIVE spacious BEDROOMS which will definitely impress a broad range of potential buyers. It offers a LARGE REAR GARDEN, OPEN PLAN LIVING accommodation and OFF ROAD PARKING with GARAGE whilst being nestled in close proximity to open countryside and MARPLE BRIDGE Village. \*VIEWING ADVISED\*

GASCOIGNE HALMAN



- FIVE DOUBLE BEDROOMS
- MODERN OPEN PLAN KITCHEN/DINING/ FAMILY AREA
- LARGE REAR GARDEN
- DRESSING ROOM AND ENSUITE OFF MAIN BEDROOM
- OFF ROAD PARKING & GARAGE
- DETACHED FAMILY RESIDENCE IN A DESIRABLE VILLAGE LOCATION
- WALKING DISTANCE TO MARPLE BRIDGE

£999,950

39 TOWNSCLIFFE LANE

Marple Bridge



A fantastic family home which has been thoughtfully renovated and offers spacious modern living. The property is nicely positioned on this quiet, sought-after road, a short walk from Marple Bridge village and educational facilities. In brief the accommodation comprises, entrance hall, sitting room, office/playroom, opening out to the left of the entrance hall is a large modern fitted kitchen/dining family space with a walnut large island and feature sliding doors accessing the large rear garden, which will be the heart of this fantastic property. There is also a useful utility space area with good storage and a second oven, downstairs WC and access to a large garage via the utility.

To complete the ground floor accommodation there is a good sized office/reception room to the right of the dining area. On the first floor there are FIVE good-sized bedrooms, en-suite shower room and a dressing room off the main bedroom, the second bedroom also benefits from an en-suite, family bathroom along with three other double bedrooms completes the first floor accommodation. To the front of the property is a large off road parking driveway for several vehicles which leads to the garage and to the rear garden. The garden is of good sized, mainly laid to lawn and extremely private with a good sized patio entertaining area.

#### 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

SK6 5AP

#### 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: F

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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