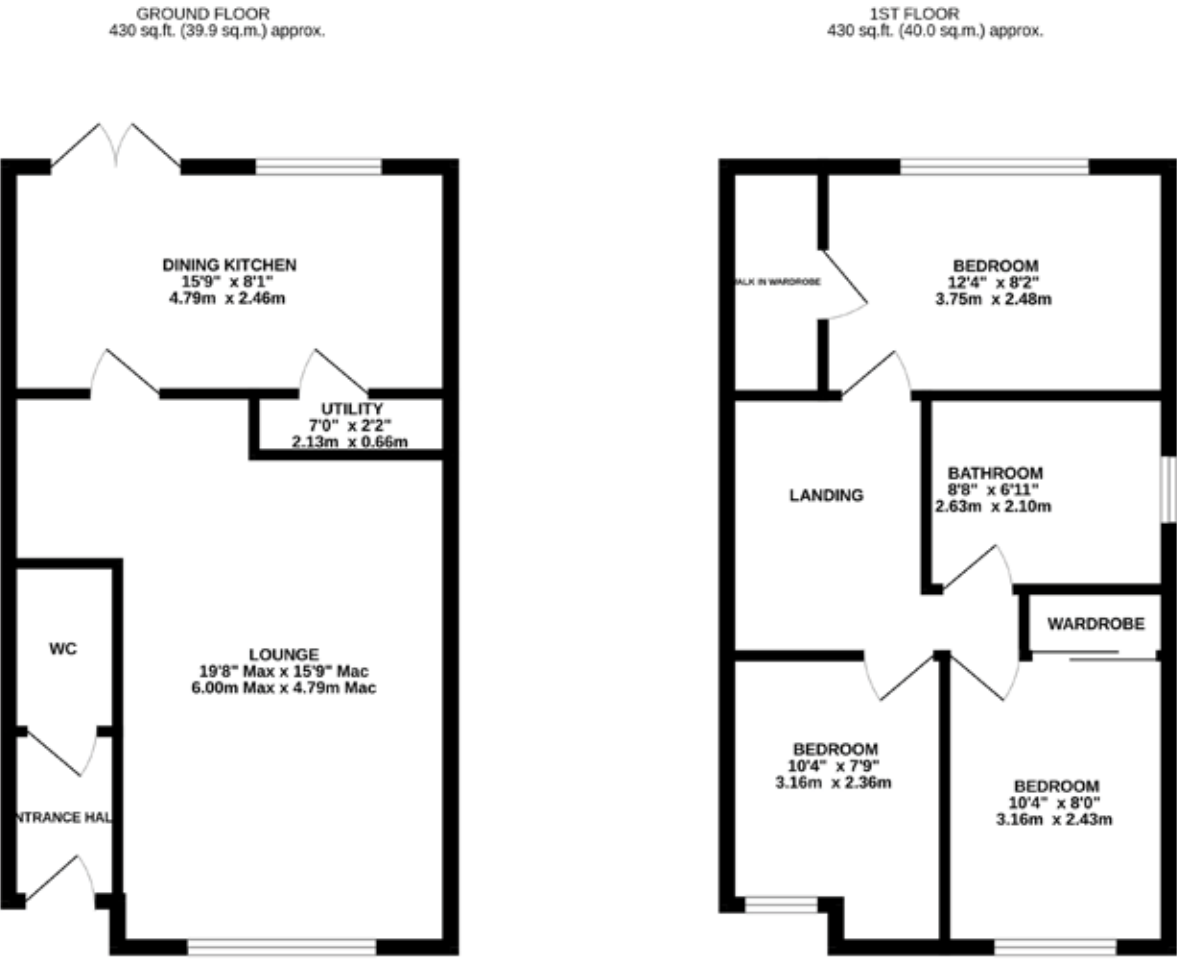


33A CALICO DRIVE
Strines
£335,000



TOTAL FLOOR AREA: 860 sq.ft. (79.9 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



Well positioned on the highly sought-after Mill Green estate in the village of Strines, this beautifully presented three-bedroom stone-built semi-detached home offers the perfect blend of modern living, scenic surroundings with a very good sized lawned rear garden.

GASCOIGNE HALMAN

- ATTRACTIVE THREE BEDROOM SEMI DETACHED HOME
- MODERN, STYLISH PRESENTATION THROUGHOUT
- MODERN FITTED KITCHEN AND BATHROOM
- OFF ROAD PARKING
- EASY ACCESS TO MARPLE AND NEW MILLS

£335,000

33A CALICO DRIVE

Strines



DESCRIPTION

A stylish, three-bedroom semi-detached home well positioned on this popular, modern estate boasting a particularly good sized rear garden and off-road parking for two cars. This fantastic home has been very well maintained and the current owner purchased this property from new.

Internally the property comprises, entrance hall, downstairs WC, large living room and modern dining kitchen with a handy utility cupboard. On the first floor, there are three bedrooms with a good-sized walk-in wardrobe off the main bedroom.

The property benefits from one of the larger plots on the development. There is a pleasant lawned garden with an attractive patio area and space for a garden shed.

LOCATION

Strines boasts its own railway station with services to Manchester city centre, and there are very pleasant countryside walks within easy reach. Nearby Marple offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter both Marple and Rose Hill stations also 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 - SK67GS

TENURE

Leasehold for a term of 999 years (less 3 days) from 21st January 2008, subject to a ground rent of £350.00. 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



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