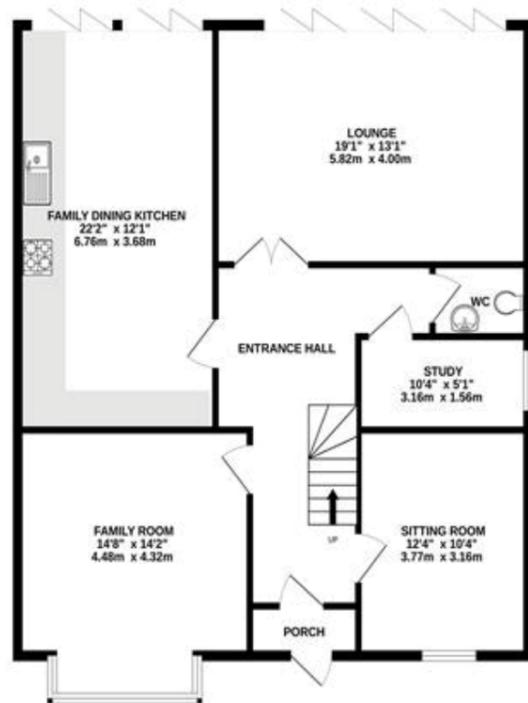
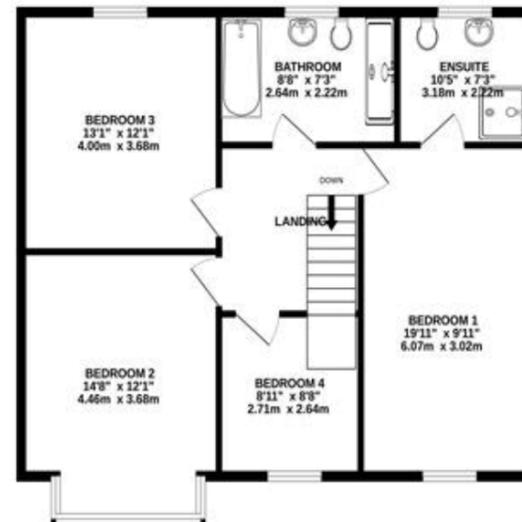


**300 LONGHURST LANE**  
Mellor  
**£725,000**

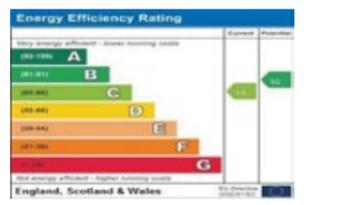
**GROUND FLOOR**  
1097 sq.ft. (102.0 sq.m.) approx.



**1ST FLOOR**  
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA: 1910 sq.ft. (177.5 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

A handsome FOUR bedroom semi detached property situated in a highly sought after location with well presented accommodation throughout. Driveway parking, and a SOUTHERLY FACING REAR GARDEN which backs onto fields. VIEWING RECOMMENDED.

Marple Bridge  
10, Town Street, MARPLE BRIDGE SK6 5DS  
0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

- FOUR BEDROOMS/TWO BATHROOMS
- THREE GOOD SIZED RECEPTION ROOMS
- ATTRACTIVE BESPOKE DINING KITCHEN

- BI-FOLDING DOORS OPENING TO THE GARDEN
- HIGHLY REGARDED LOCATION CLOSE TO MELLOR PRIMARY SCHOOL
- EASY ACCESS TO OPEN COUNTRYSIDE YET CONVENIENT FOR GOOD TRANSPORT LINKS

£725,000

300 LONGHURST LANE

Mellor



Situated in the heart of the ever-popular village of Mellor, this semi-detached property offers stylish family accommodation that is beautifully presented throughout, with gardens that back onto open fields and lovely views of the countryside beyond. The property has been well maintained and offers comfortable, contemporary accommodation which is bound to appeal to prospective purchasers. In brief the accommodation comprises; entrance hall with downstairs WC just off, family room with feature fireplace, study, family room, and spacious lounge, again with feature fireplace and bi-folding doors out to the rear garden. There is a truly impressive family dining kitchen

fitted with a range of quality appliances and with granite work surfaces with bi-folding doors to the rear garden. To the first floor there are four bedrooms, the master with a tasteful en suite shower room and finally there is a beautifully fitted family bathroom. Outside, to the front of the property there is ample off road parking provided by the block paved driveway and parking area. To the rear there is a well kept garden which is mainly laid to lawn and with a decking area, ideal for entertaining.

**LOCATION**

Mellor is situated close to some of Cheshire and Derbyshire's finest countryside and boasts a popular primary school and sports club. 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**

POSTCODE : SK6 5PP

**TENURE**

Leasehold for a term of 999 years from 25th March 1931. 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 : F

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN