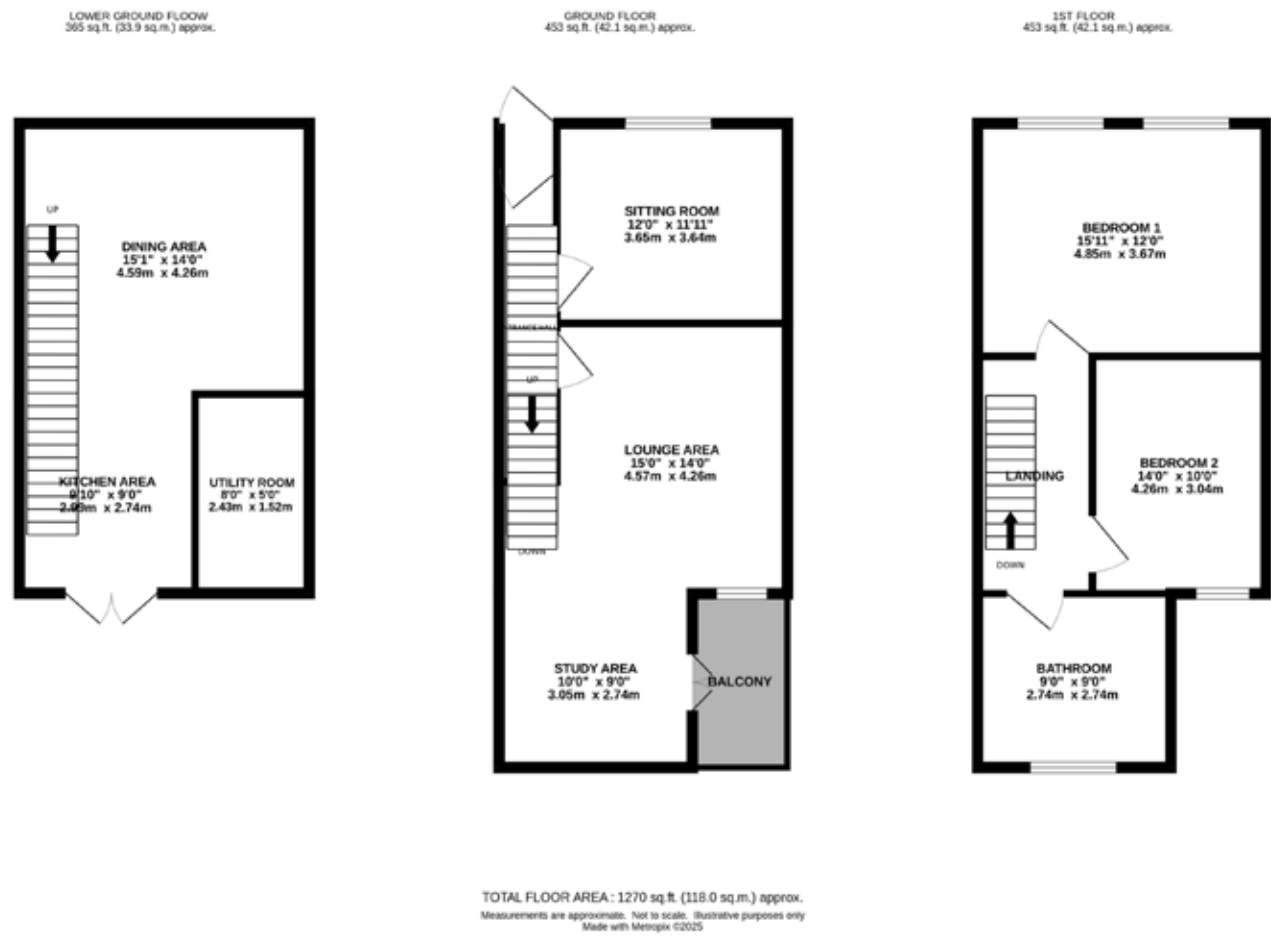


4 LONGHURST LANE
Marple Bridge
£450,000



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 stunning, deceptively spacious TWO double bedroom, THREE reception room mid terrace property situated in the heart of the village, boasting many character and period features and SOUTH FACING rear garden.

- DECEPTIVELY SPACIOUS WITH ACCOMMODATION ACROSS THREE FLOORS
- CENTRAL VILLAGE POSITION
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN, STYLISH KITCHEN AND BATHROOM
- GOOD SIZED PRIVATE, ENCLOSED REAR GARDEN
- WALKING DISTANCE TO MARPLE BRIDGE AMENITIES AND THE TRAIN STATION

£450,000

4 LONGHURST LANE

Marple Bridge



DESCRIPTION

Situated at the heart of Marple Bridge village, this delightful property is bound to appeal to a wide cross section of purchasers. Enhanced to a high standard through, a personal inspection will allow interested parties to fully appreciate the quality & extent of accommodation on offer. The accommodation briefly comprises; entrance hall, reception room with feature fireplace, lounge with feature fireplace opening to the study area providing access to the balcony. To the lower ground floor there is a large dining area and modern fitted kitchen with quality integrated appliances, utility room/WC.

To the first floor there are two double bedrooms and a beautifully fitted bathroom. Externally to the rear, there is a stunning landscaped south-facing garden with three seating areas, well stocked borders, mature shrubs & trees intersected by a path. The garden leads down to a picturesque stream to the rear of the property. Please note that resident's parking permits are available from Stockport MBC for use in the village car parks.

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 SK65AE

TENURE

Leasehold for a term of 999 years from 29th September 1897, subject to a ground rent of £1.50 pa. 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 : C

VIEWING

Viewing strictly by appointment through the Agents.

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



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