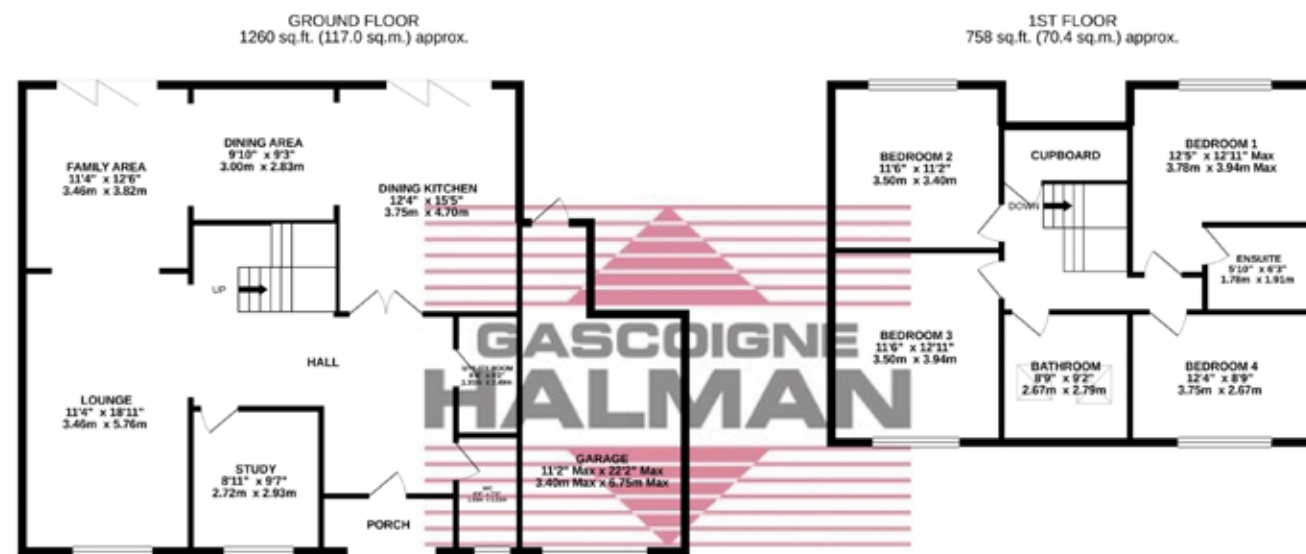


6 BRADSHAW ROAD

Marple

£675,000



TOTAL FLOOR AREA: 2018 sq.ft. (187.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### NOTICE

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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 FOUR double bedroom semi-detached contemporary home situated in a highly regarded residential location. Boasting extended and re-furbished family accommodation, ample off road PARKING, garage and gardens offering a good degree of privacy



- Accommodation extending to 2016 sq ft (approx)
- Outstanding contemporary home
- Utility & downstairs WC
- Garage and Gated Off Road Parking
- Four Double Bedrooms
- Contemporary Bathroom and En-Suite Shower Room
- High specification family dining kitchen
- Close Proximity to Marple and Train Stations
- Spacious open plan family accommodation

**£675,000**

**6 BRADSHAW ROAD**

Marple



#### DESCRIPTION

This stunning family home is situated in the highly sought after Ley Hey Park area of Marple and is located within easy reach of many local facilities. This impressive property has been updated and improved in recent years to create a fabulous and spacious contemporary home offering generous open plan accommodation. Which in brief comprises; entrance hall, which opens into the lounge area with feature fireplace, family area with bi-folding doors to the rear garden which in turn opens to the dining area and beyond the spacious kitchen diner with bi-folding doors opening to the rear garden, extensive range of high quality integrated appliances and centre island. A study, utility room and downstairs WC complete the ground floor accommodation. To the first floor there are four double

bedrooms, the master with en suite, and a stylish family bathroom. Externally, to the front a wide tarmac driveway provides ample off road parking and access to the attached garage. To the rear there is a composite decking area accessible directly from the kitchen diner and dining area, beyond there is a large garden which is mainly laid to lawn with mature trees, well stocked borders and fencing to the boundaries

#### LOCATION

Marple is a small town situated on the edge of beautiful countryside, yet Manchester city centre is less than 30 minutes away by train. Boasting parks and extensive recreational facilities, it is situated where the Peak Forest and Macclesfield canals meet and the canal towpaths provide extensive and beautiful walks. The centre hosts a wide selection of cafes, restaurants and bars, it also is the home of a popular independent cinema and many social and sports organisations and clubs are close by. There are regular well attended community events throughout the year which add to Marple's friendly atmosphere. There are a number of well-regarded educational establishments in the area, from nursery schools to the Marple campus of Cheadle and Marple Sixth Form College. Marple station provides services to Manchester city centre and Sheffield

whilst Rose Hill station provides commuter services to Manchester. The access points to the motorway network can be found at Bredbury and Stockport East junctions.

#### DIRECTIONS

SAT NAV - SK6 6PH

#### TENURE

Freehold, subject to a rentcharge of £15.00 per annum. 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 : E

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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