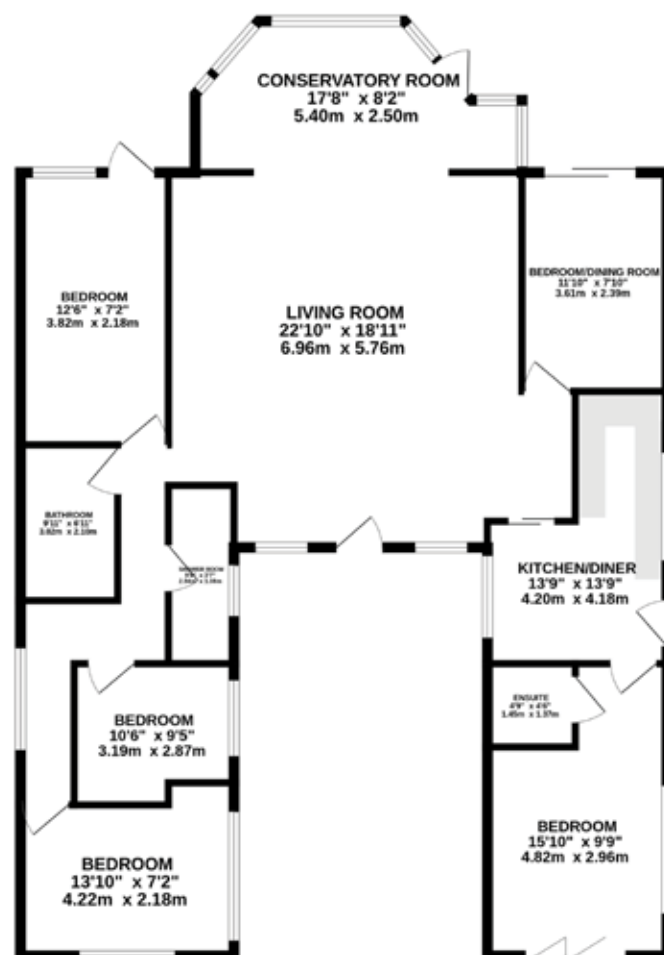
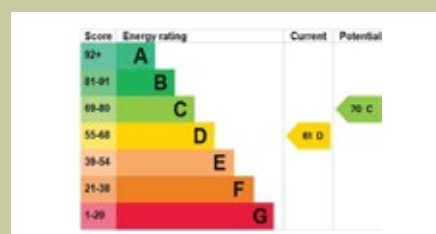


**10 BARLOW WOOD DRIVE**  
Marple  
**£595,000**

GROUND FLOOR  
1841 sq.ft. (171.0 sq.m.) approx.



TOTAL FLOOR AREA: 1841 sq.ft. (171.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 62025



**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**

This deceptively spacious, light and airy property occupies an elevated position on a quiet cul de sac on the outskirts of Marple with attractive open views.



- FIVE BEDROOM DETACHED RESIDENCE
- GLORIOUS OPEN VIEWS
- SPACIOUS OPEN LIVING ROOM
- MOMENTS AWAY FROM THE PEAK FOREST CANAL

- COURTYARD GARDEN TO THE FRONT AND FABULOUS DECKING/GARDEN AT THE REAR
- MODERN KITCHEN AND BATHROOMS
- OFF ROAD PARKING

£595,000

10 BARLOW WOOD DRIVE

Marple



Positioned within a quiet cul-de-sac of just eight homes, this beautifully refurbished bungalow will really make for an enviable purchase. The property has been meticulously updated the property to an extremely high standard, creating a home that combines style, comfort, and beautiful surroundings. The spacious living room is an absolute highlight, opening into a large conservatory that offers superb views of the surrounding area. With its solid oak herringbone flooring, a striking marble fireplace, and a log burner, this space is both elegant and inviting, a definite feature of this property that you won't likely find elsewhere! From the living room, two routes lead to the rest of the home. One side provides access to three well-proportioned bedrooms, a family bathroom, and a separate shower room. On the other side, you will find a bright kitchen-diner and an additional large

bedroom with an en-suite. There is also a flexible room off the main living area that could serve as a fifth bedroom or be used as a formal dining room, depending on your needs. The property occupies generous plot, featuring a spacious block-paved driveway at the front, bordered by a charming cottage-style garden. From here, gates open into an entrance courtyard, creating a welcoming transition between the outdoors and the home. The rear garden, accessible via a pathway along the side of the property, is thoughtfully designed. It includes a large wooden deck, perfect for outdoor seating or entertaining, with a rope gate that leads to a terraced garden. One of the standout features of this space is the stunning view, which stretches across Mellor and the surrounding countryside, offering a unique backdrop.

#### 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 - SK67DX

#### TENURE

Freehold. 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 : G

#### VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignehalman.co.uk

GASCOIGNE HALMAN