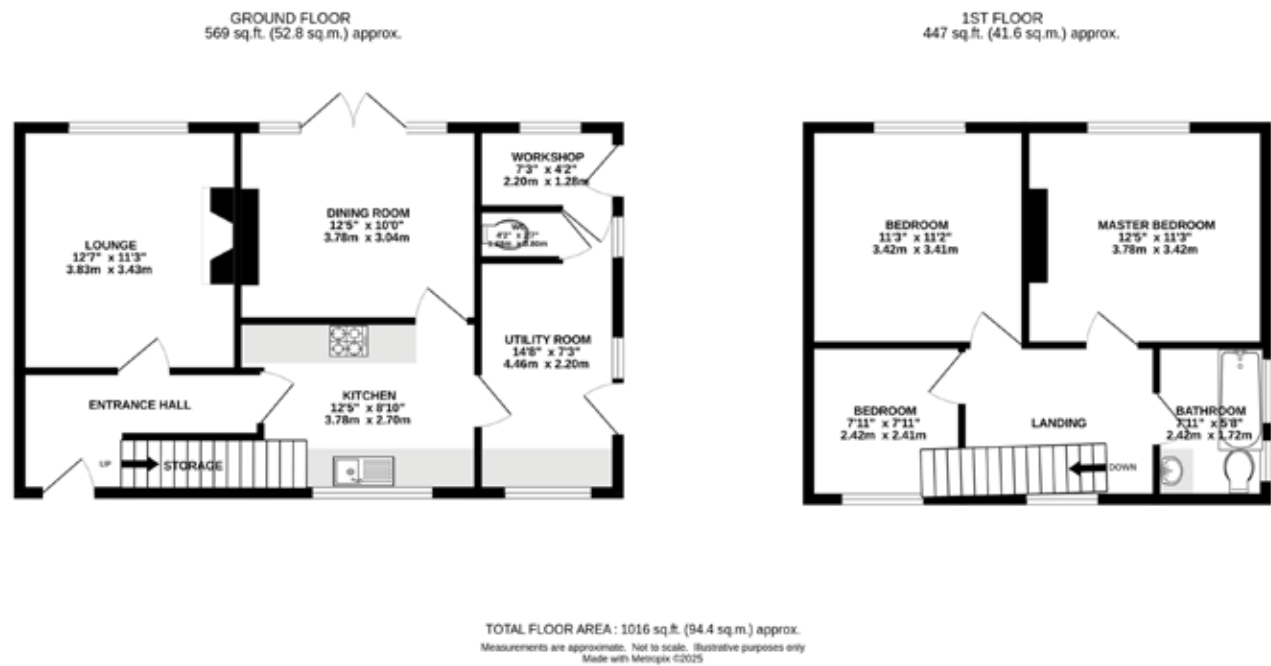


2 ECCLESBRIDGE ROAD
Marple
£315,000



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



A well presented THREE bedroom semi detached home with ample off road parking this home offers superb and spacious accommodation throughout and a stunning rear garden perfect for any growing families looking for a home close to Marple town centre.

GASCOIGNE HALMAN

- LARGE CORNER PLOT WITH ESTABLISHED REAR GARDEN
- THREE GOOD SIZED BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC AND UTILITY ROOM
- GREENHOUSE AND WORKSHOP
- OFF-ROAD PARKING (RECENTLY RELAID DRIVEWAY)
- CLOSE PROXIMITY TO CENTRAL MARPLE
- LOFT STORAGE WITH PULL DOWN LADDER

£315,000

2 ECCLESBRIDGE ROAD

Marple



DESCRIPTION

In brief to the ground floor; welcoming entrance hallway with stairs leading to the first floor, a cosy lounge found off the hallway with a focal fireplace and views over the rear garden, followed through to a modern kitchen with a separate utility room with a downstairs w/c and access from the driveway, the utility room leads to further storage. The formal dining room embraces the rear garden through French doors bringing the outside in and a truly pleasant space to entertain. The first floor reveals a spacious and light landing with all rooms leading off, a three piece family bathroom with

shower over the bath, two generously sized double bedrooms along with a well-proportioned single bedroom. Externally the property offers a front garden, re-laid driveway providing off road parking for at least two cars whilst to the rear there is a generous, well stocked rear garden is a real sun trap. There is a greenhouse and fish pond.

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 - SK67PF

TENURE

Freehold.

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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