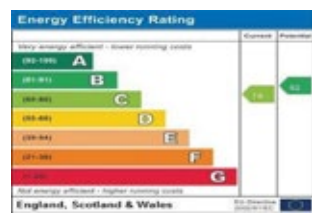


**£950,000**



TOTAL FLOOR AREA: 2709 sq.ft. (251.7 sq.m.) approx.



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

**GASCOIGNE HALMAN**





- DETACHED FAMILY HOME WITH STUNNING VIEWS AND LANDSCAPED GARDENS
- SPACIOUS, FLEXIBLE WELL PRESENTED ACCOMMODATION
- PLENTY OF OFF ROAD PARKING AND AN IN/OUT DRIVEWAY
- DETACHED DOUBLE GARAGE



- STUNNING LOUNGE, BEAUTIFULLY FITTED KITCHEN, UTILITY
- GROUND FLOOR BEDROOM AND BATHROOM
- IMPRESSIVE MASTER SUITE , 2/3 FURTHER BEDROOMS, STUDY
- UNINTERRUPTED LONG RANGE VIEWS



**£950,000**

**7 LEY LANE**

Marple Bridge



Panoramic views, rural location, but within easy reach of all Marple Bridges amenities. Positioned on Ley Lane which has long been regarded as one of the premier locations in Marple Bridge. Enjoying an elevated position above the village, this impressive detached residence has the benefit of stunning views and boasts 'show home standard' living accommodation which has been updated and improved by the current owners to create a magnificent home.

In brief the property comprises; porch, entrance hall which opens through to the dining room, ground floor bedroom and beautifully appointed bathroom. Stairs lead down to a stunning lounge with feature contemporary fireplace and bi-folding doors leading out to the rear garden and affording stunning views of the countryside beyond. There is a beautifully fitted kitchen, again with access out to the rear garden, and a separate

utility room. To the first floor the main bedroom boasts glazed doors leading out to a balcony which offers stunning long range views towards the Cheshire Plain and the Welsh hills beyond, stairs from the bedroom lead to the en suite bathroom and dressing area. The other bedroom also has stairs leading up to an en suite shower and there is a further occasional bedroom on this floor. A study completes the internal accommodation. Externally, decorative wrought iron gates provide access to the in and out driveway which provides parking and in turn provides access to the detached double garage which boasts electrically operated doors and includes additional storage. The beautifully landscaped rear garden includes a paved patio area accessible directly from the lounge and kitchen, lawn area with feature flower beds and to the rear of the garden specimen poplar trees. The garden backs onto open fields and as previously mention affords fabulous long range

views over Marple Bridge towards the Cheshire Plain and the distant hills beyond.

#### LOCATION

Marple Bridge caters for most day to day requirements and boasts a thriving village centre with popular eateries, independent businesses and highly regarded primary schools, all with beautiful countryside on the doorstep. Nearby Marple 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. The access points to the motorway network can be found at Bredbury and Stockport East junctions. 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 5DD

#### 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.

T W E N T Y   N E T W O R K E D   O F F I C E S   T H R O U G H O U T   C H E S H I R E ,   S O U T H   M A N C H E S T E R   &   T H E   H I G H   P E A K



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