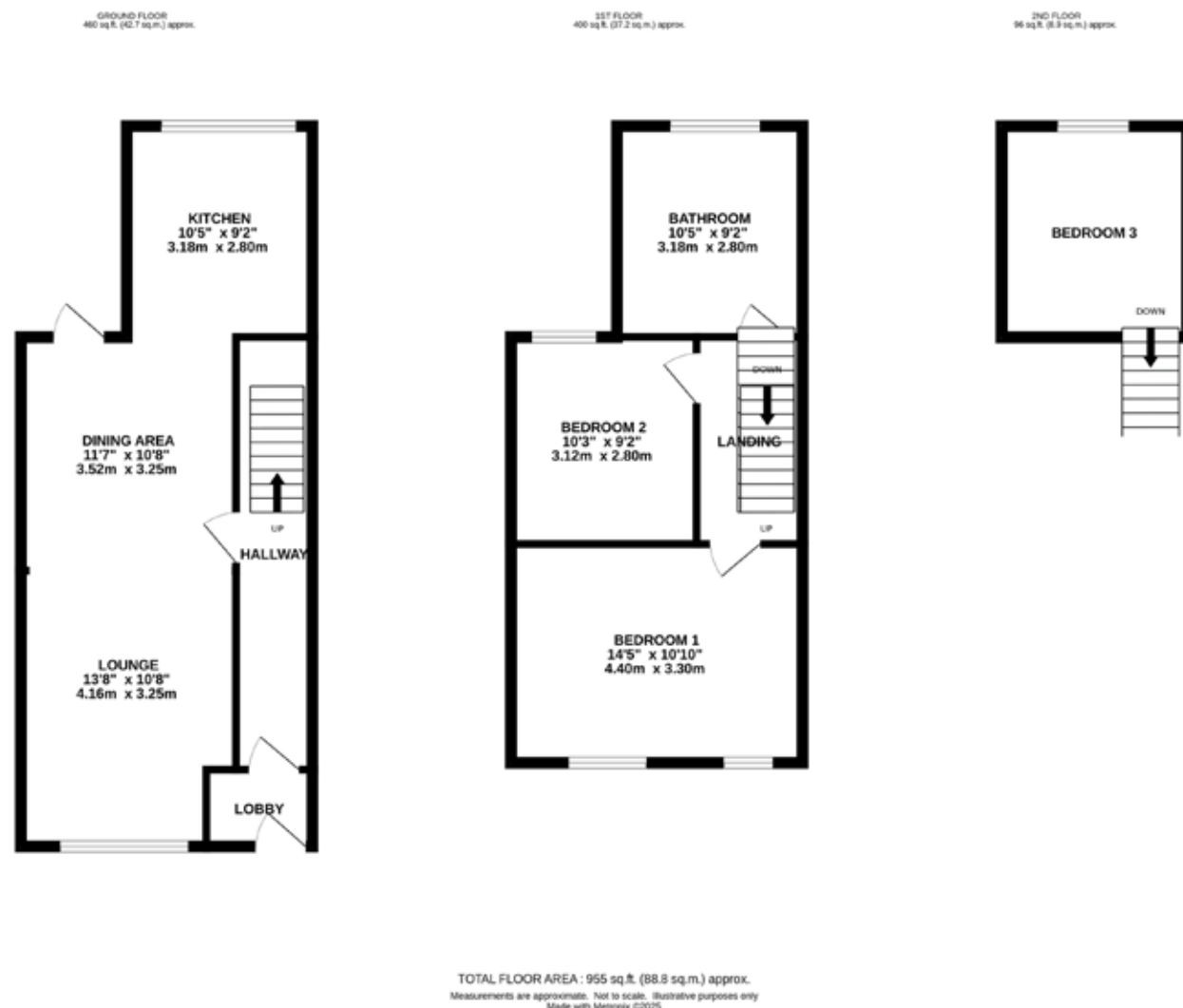


**175 LONGHURST LANE**  
Mellor  
**£450,000**



**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



**GASCOIGNE HALMAN**

An extensively renovated three-bedroom mid-terrace period property that blends original character with modern design, as well as good sized rear garden. Beautifully presented and situated in the heart of Mellor, it's just a short walk to local amenities and scenic countryside.

- LOCATED IN THE HEART OF MELLOR
- RECENTLY RENOVATED AND IMPROVED PERIOD TERRACE HOME
- OPEN PLAN LOUNGE, DINING ROOM AND NEWLY FITTED KITCHEN
- THREE BEDROOMS AND NEWLY FITTED BATHROOM

- SUBSTANTIAL BOARDED LOFT STORAGE
- PRIVATE REAR GARDEN WITH PATIO AND LAWN
- CLOSE TO MELLOR PRIMARY SCHOOL, SPORTS CLUB, PUBS AND COUNTRYSIDE WALKS
- A RARE OPPORTUNITY TO SECURE A TURNKEY HOME IN MELLOR

**£450,000**

**175 LONGHURST LANE**

Mellor



#### DESCRIPTION

This timeless home has been extensively updated to create a modern living space while retaining its period charm. The ground floor features a bright and welcoming open-plan lounge and dining area with a feature fireplace, leading seamlessly into a well-planned new kitchen with new appliances.

On the first floor, you'll find two well-proportioned bedrooms, including one with fitted wardrobes, and a large family bathroom. The top floor offers a spacious third bedroom, currently used as a home office, making it ideal for flexible family living.

Externally, the property enjoys a neat front garden with low brick boundary walls and hedging. To the rear, a private garden with patio and lawn provides the perfect area for outdoor dining, entertaining, or relaxing. The home has undergone extensive renovation, including a new boiler, and gas central heating system. A substantial boarded loft adds further storage space, ensuring the property is both practical and ready to move into.

#### LOCATION

Mellor is situated close to some of Cheshire and Derbyshire's finest countryside and boasts a popular primary school and sports club. 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**  
POSTCODE : SK6 5PJ

#### 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 : C

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**