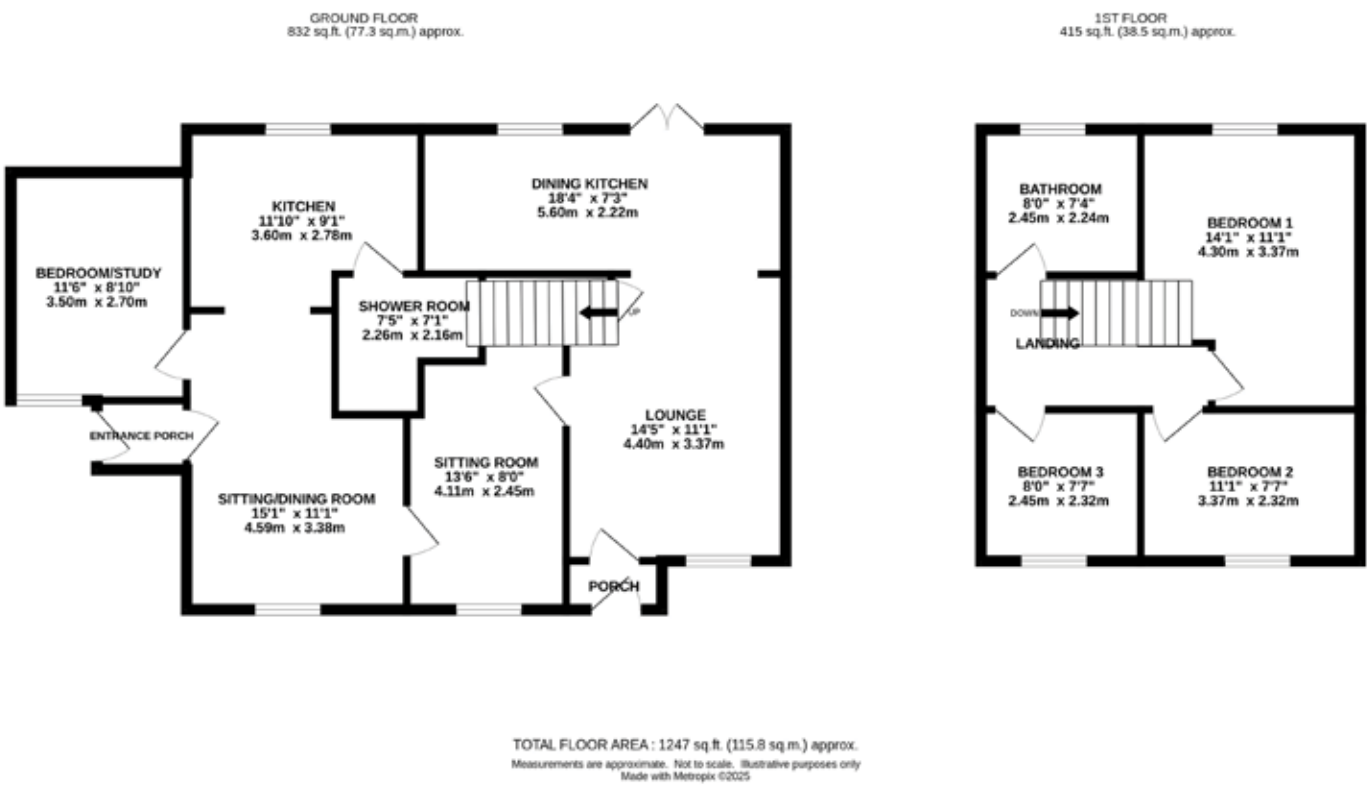


10 RICROFT ROAD  
Compstall  
£425,000



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 four bedroom semi detached family home spanning nearly 1300 sq ft WITH A SEPARATE ANNEXE. This property is ideal for the growing family, boasting extensive living space with four reception rooms and four well-proportioned bedrooms. Situated in Compstall this beautiful home enjoys the best of both urban and rural living with stunning views over to Etherow country park, which is only a short walk away.

GASCOIGNE HALMAN



- POPULAR VILLAGE LOCATION
- VIEWS TOWARDS ETHEROW COUNTRY PARK
- FLEXIBLE ACCOMMODATION INC ANNEXE
- 4 RECEPTION ROOMS, 4 BEDROOMS
- BATHROOM AND SHOWER ROOM
- DRIVEWAY PARKING, GARDENS

£425,000

10 RICROFT ROAD

Compstall



#### DESCRIPTION

In brief the property offers to the ground floor; an entrance porch leading into the stylish family lounge with wooden floors and oak doors, this has been made open plan with the breakfast area and contemporary kitchen. The breakfast area offers a island with solid wooden tops, storage and a wine cooler whilst enjoying views over Etherow Country Park. The kitchen has been tastefully finished with a range cooker at the heart, a Belfast sink and integral appliances. The ground floor has undergone an extensive extension creating a flexible space which has been used as a separate annexe or to complement the existing ground floor living space. This area consists of a large living

dining area, a bedroom / playroom, full fitted kitchen which is currently used as a utility room and a modern shower room. The annex also has separate access. The first floor reveals three spacious bedrooms, two of which are double bedrooms. The large family bathroom has also been finished to the same high standards with a wet room shower. Externally the property offers three parking spaces. The side garden is lawned with a raised deck to enjoy the stunning views as does the rear garden.

#### LOCATION

Compstall is a pretty village which boasts the well-known beauty spot, Etherow Country Park. Marple Bridge caters for most day to day requirements whilst nearby Marple and Romiley offer a wide range of shops, restaurants, educational and recreational facilities. For the commuter both Marple and Romiley 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 5JR

#### TENURE

Leasehold for a term of 980 years from 1st March 1946. 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 : D

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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