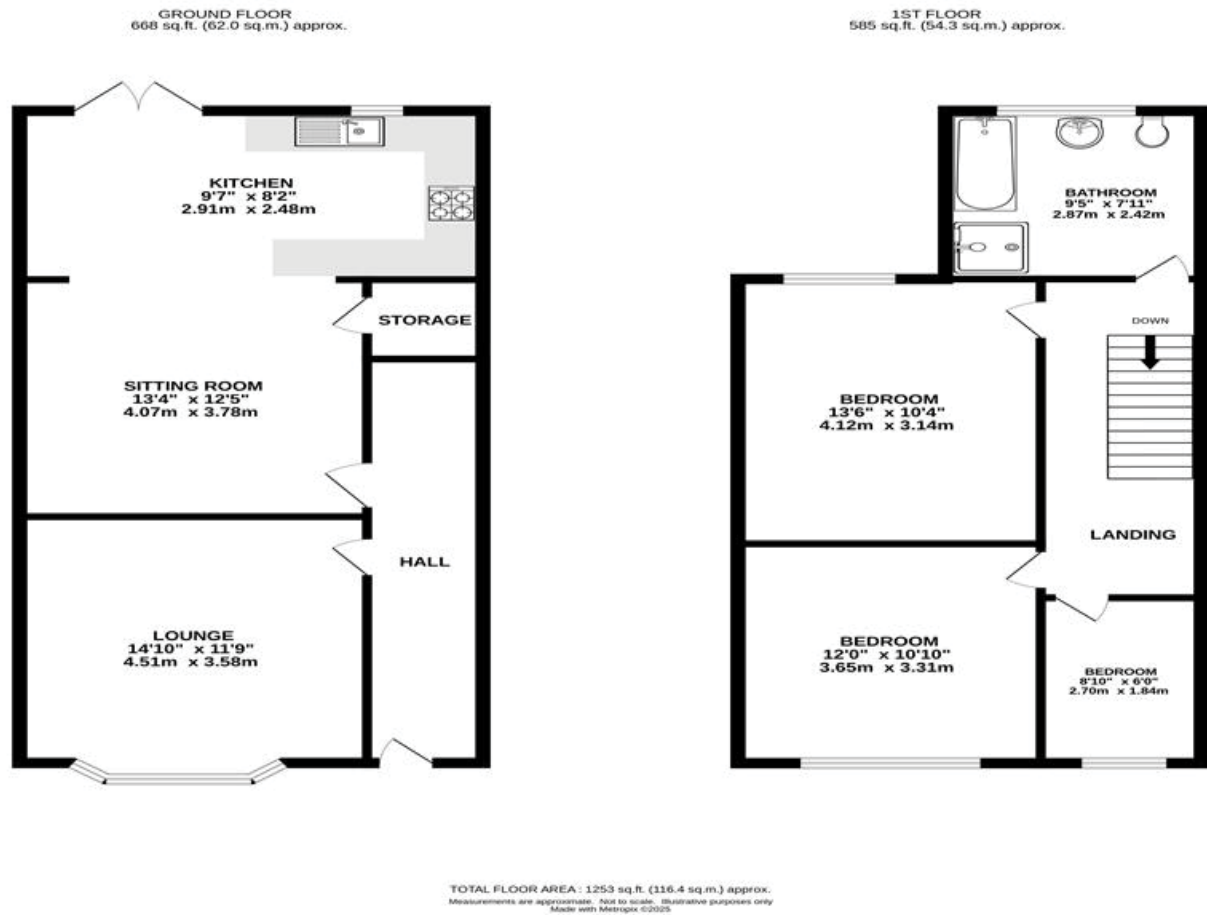


98 STOCKPORT ROAD
Marple
£265,000



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



A THREE bedroom terrace home enjoying an enviable position in the CENTRE OF MARPLE will all amenities, including restaurants, shops and a train station, almost on the doorstep. The property offers accommodation with is presented to a good standard and there is an easy-to-manage rear garden with astroturf for convenience. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN.

GASCOIGNE HALMAN

- SOUGHT AFTER CENTRAL MARPLE LOCATION
- TWO RECEPTION ROOMS, KITCHEN
- THREE BEDROOMS, BATHROOM
- LOW MAINTENANCE REAR GARDEN

- ACCOMMODATION EXTENDING TO OVER 1200sq ft (approx)
- **NO HIGHER CHAIN**

£265,000

98 STOCKPORT ROAD

Marple



DESCRIPTION

Enjoying a highly sought after and convenient position in the centre of Marple, this forecourt-fronted terraced home offers an exceptional opportunity for families or professionals seeking space, style, and accessibility. With its attractive bay windows adding curb appeal, this charming property is ideally situated, with the many facilities of Marple within easy reach. Internally, the home boasts a spacious and versatile layout, having been tastefully decorated throughout. A modern kitchen and bathroom were installed in recent years bringing a modern touch to this classic property.

The ground floor features a good sized lounge and a large open plan kitchen/dining room, ideal for family living or entertaining. Upstairs, you'll find three bedrooms and a contemporary bathroom. Outside, the generous sized rear garden offers a wonderful space for relaxing and entertaining during the warmer months.

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

POSTCODE : SK6 6AH

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 : B

VIEWING

Viewing strictly by appointment through the Agents.

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



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