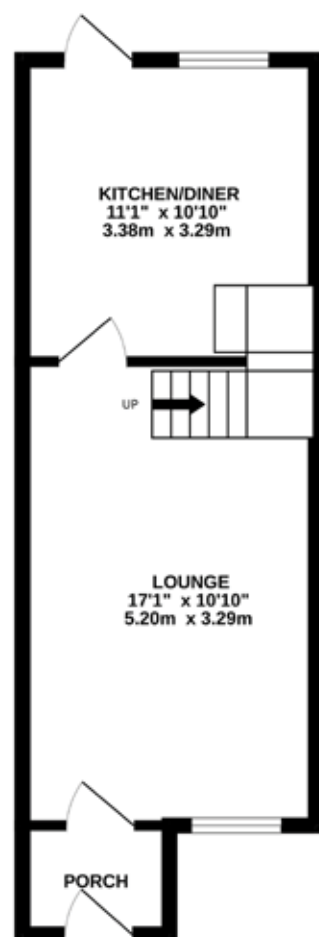
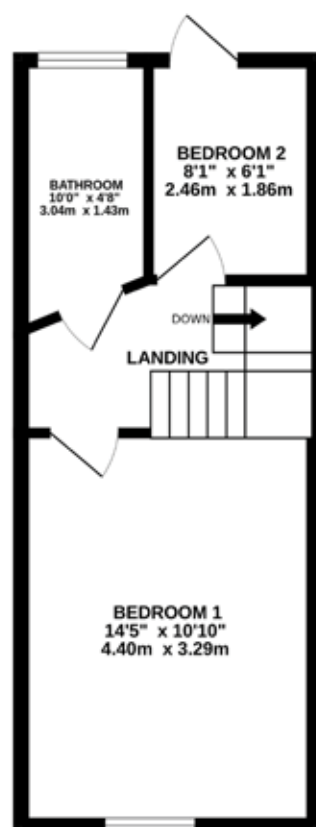


25 MILL BROW
Marple Bridge
£325,000

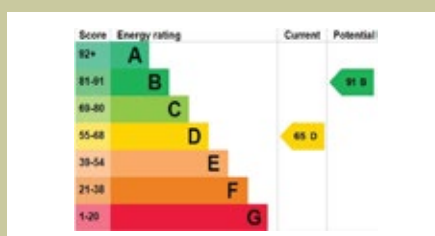
GROUND FLOOR
326 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2025



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



GASCOIGNE HALMAN

A beautifully presented two bedroom cottage situated in the sought after semi rural district of Mill Brow boasting stunning views over the brook and open countryside to the front.

NO HIGHER CHAIN.

- NO ONWARD CHAIN
- TRADITIONAL COTTAGE IN A DELIGHTFUL SEMI RURAL POSITION
- LIVING ROOM WITH MULTI FUEL STOVE

- GOOD SIZED FITTED KITCHEN AND MODERN BATHROOM
- ENCLOSED COURTYARD TO THE REAR

£325,000

25 MILL BROW

Marple Bridge



This pretty cottage offers versatile accommodation in this popular location.

In brief the property comprises; entrance porch, solid timber door opening through to the lounge with a feature multi-fuel burner and solid oak flooring, dining kitchen with stone flagged floor and solid oak units and double doors leading out to the rear courtyard. To the first floor there are two bedrooms, the main boasting stunning views to the front and the second bedroom with Juliet balcony. There is a modern bathroom with underfloor heating.

Outside there is a courtyard to the rear.

LOCATION

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 5LW

TENURE

Leasehold for a term of 999 years from 29th September 1904, subject to a ground rent of £0.71 per annum. 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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