



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 beautifully presented, thoughtfully extended THREE bedroom cottage situated in a quiet location and boasting spacious accommodation and a pleasant rear garden.

GASCOIGNE HALMAN

- Highly sought after location
- Beautifully presented throughout
- Lounge & dining room
- Kitchen & utility room
- Three bedrooms & recently installed bathroom

- Low maintenance gardens to the front and rear
- Accommodation extending to 986 sq ft (approx)
- 0.75 miles (approx) from Marple Train Station
- ** VIEWING RECOMMENDED**
- Parking to the front

£ 335,000

8 EDWARD STREET

Marple Bridge



DESCRIPTION

This beautifully presented mid terrace cottage is located on a quiet cul de sac situated within easy reach of the many facilities of Marple Bridge and Marple, and close to the local beauty spot, Etherow Country Park.

This most attractive cottage briefly comprises: lounge with feature open fire, dining room with feature fireplace, kitchen, and useful utility room. To the first floor there are two bedrooms and the recently installed family bathroom. To the second floor there is a further double bedroom.

Externally, to the front there is a gravel driveway with path leading to the front door. There is a very pleasant rear patio garden edged by raised beds and small trees which provide a good degree of privacy.

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 5HF

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.

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