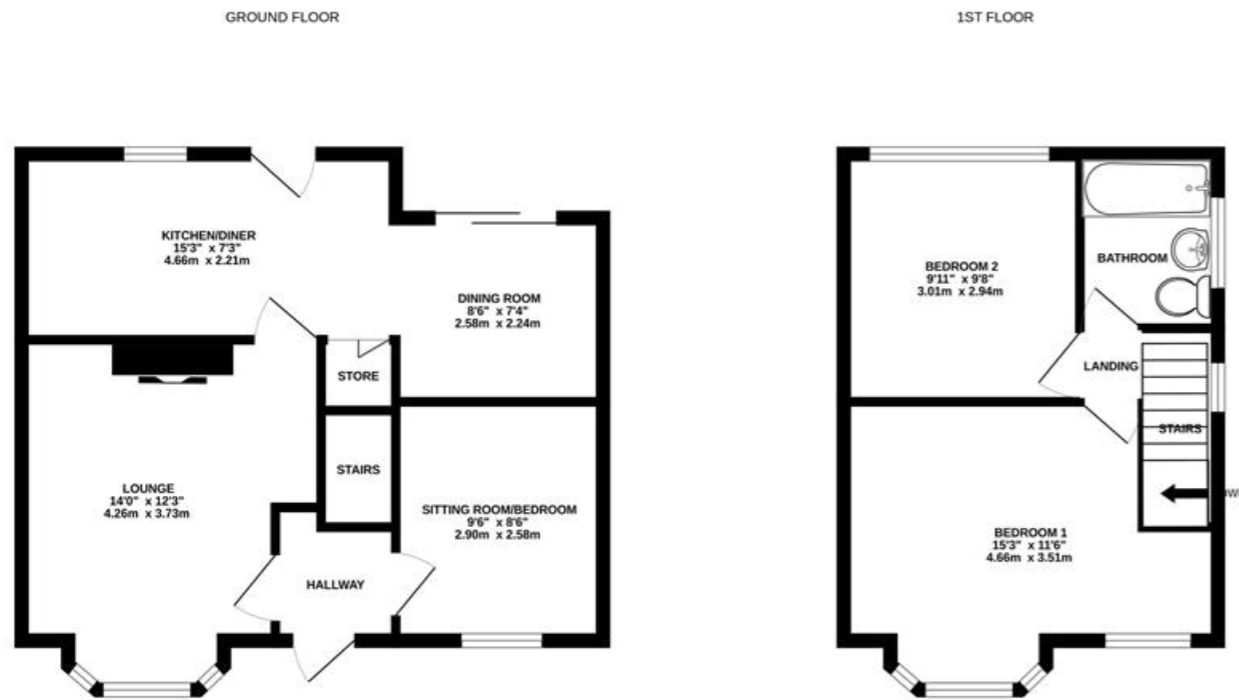


**31 ERNOCROFT ROAD**  
 Marple Bridge  
**OFFERS OVER**  
**£360,000**



Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with MetroPro ©2024



**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



**\*\*NO HIGHER CHAIN\*\***  
 A TWO/THREE bedroom semi detached property situated in a popular residential location in Marple Bridge. Offering EXTENDED accommodation, driveway parking and gardens.

**GASCOIGNE HALMAN**

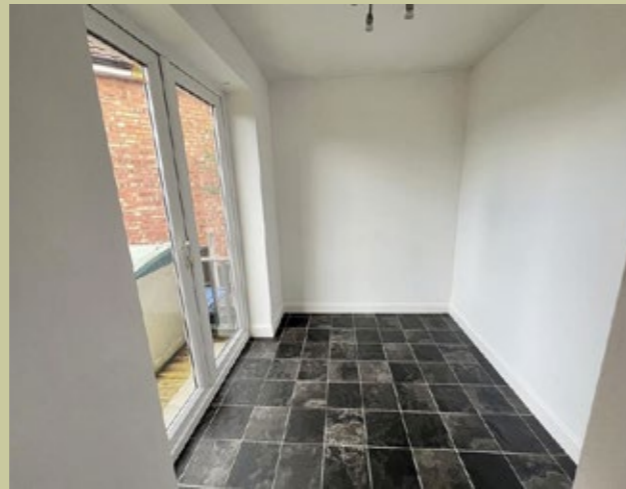
- POPULAR RESIDENTIAL LOCATION
- EXTENDED ACCOMMODATION
- LOUNGE, KITCHEN/DINER, DINING ROOM
- SITTING ROOM/ DOWNSTAIRS BEDROOM

- TWO 1ST FLOOR BEDROOMS, BATHROOM
- GARDENS TO THREE SIDES
- \*\*NO HIGHER CHAIN\*\*

**OFFERS OVER  
£360,000**

**31 ERNOCROFT ROAD**

Marple Bridge



**DESCRIPTION**

Ernocroft Road is a highly regarded residential location situated within easy reach of Marple Bridge village centre and only a short distance from the Etherow Country Park. This traditional semi detached property is offered with no onward chain and briefly comprises; entrance hall, bay-fronted lounge, sitting room/bedroom, and kitchen/diner which opens through to the dining room. To the first floor there are two bedrooms and a family bathroom.

Externally, a driveway provides off road parking and there is a low maintenance front garden. The rear garden includes a good sized decked area with steps which lead down to a further lawn area which extends to the side of the property.

**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 5DY

**TENURE**

Freehold subject to a rent charge of £3.00 pa. 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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