



Narrowboat Close | Marple | SK6 7QB

EDWARD
mellor



Features

- Superb 3 Bedroom Semi Detached
- Built By "Morris Homes" Circa 2018
- En Suite Master Bedroom
- Superbly Fitted Kitchen & Bathroom
- Driveway & Garage

Situated in the highly DESIRABLE area of Marple, this beautifully maintained THREE BEDROOM stone built semi detached home is within walking distance of the town centre, offering convenience, style, and comfort in equal measure. Built by Morris Homes in 2018, the property is READY TO MOVE INTO

and is ideal for a wide range of buyers, from families to professionals and has been enhanced by the current owner with a range of cosmetic additions. Internally, the home features a welcoming entrance vestibule with useful downstairs WC and opens into a spacious, OPEN PLAN

ground floor living room with bespoke understairs storage units. The bright and airy lounge flows seamlessly into a CONTEMPORARY kitchen diner complete with modern fittings, French doors that lead out to the garden and decorative tiled floor.



To the first floor, a landing leads to three well-proportioned bedrooms, including a master bedroom with ENSUITE shower room, along with a MODERN family bathroom.

Externally, the property boasts an enclosed rear garden which affords a high degree of privacy and is ideal for social gatherings. In addition there is a long driveway which leads to a GARAGE with up and over door and provides ample parking together with extra storage.

Located just a 15-minute walk from Rose Hill Marple train station, with direct links to Manchester, and close to the scenic Memorial Park, the property is perfectly placed off Hibbert Lane with a pleasant open aspect to a recreational area to the front. Reputable schools, supermarkets, and a range of independent shops are also within easy reach, making this a superb opportunity in a vibrant, family-friendly community.

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



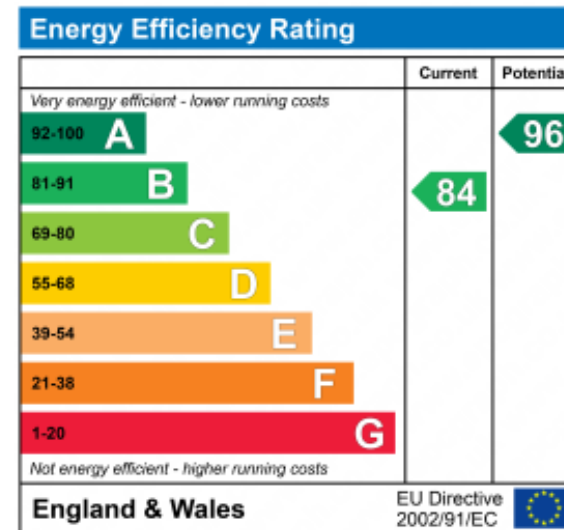
TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

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Important Information

- Council Tax Band: D
- Tenure: Freehold
- Annual Service Charge: £175.8

EPC Rating



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