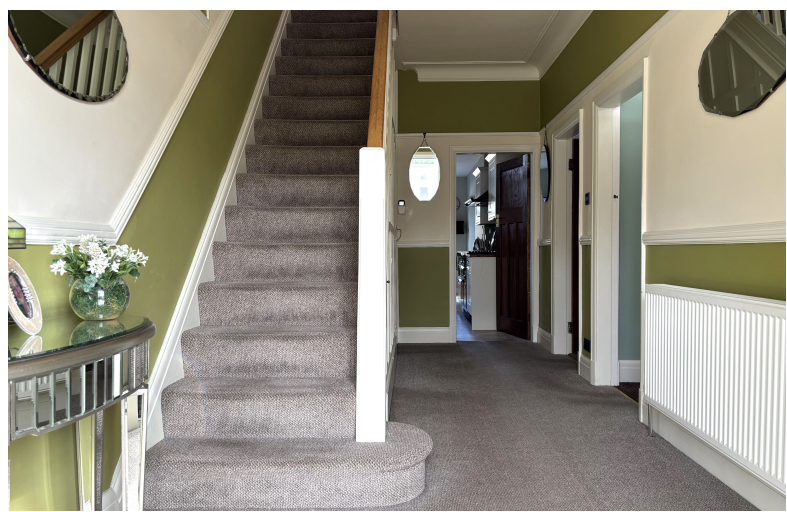




Marple Road | Offerton | SK2 5EL

EDWARD
mellor



Features

- Stunning 3 Bedroom Family Home
- Brimming With Charm & Character
- Fabulous Size Lawned Gardens
- Superbly Fitted Kitchen & Bathroom
- Large Driveway & Detached Garage

A warm and inviting welcome to Marple Road in the heart of Offerton. This handsome and incredibly deceptive home combines the perfect blend of period charm and character with a stylish and chic interior and on a scale that can only be fully appreciated upon an internal inspection. The

property is ideally suited to a growing family looking who are looking for a "turn key" home of real distinction and quality and which is further enhanced by extensive and beautifully tended lawned gardens to the rear. Featuring a beautifully fitted and extended breakfast kitchen, 2 spacious reception

rooms, 3 well proportioned bedrooms, attractively fitted family bathroom with roll top bath and walk in shower and an abundance of off road parking in addition to a detached garage. Viewing essential.



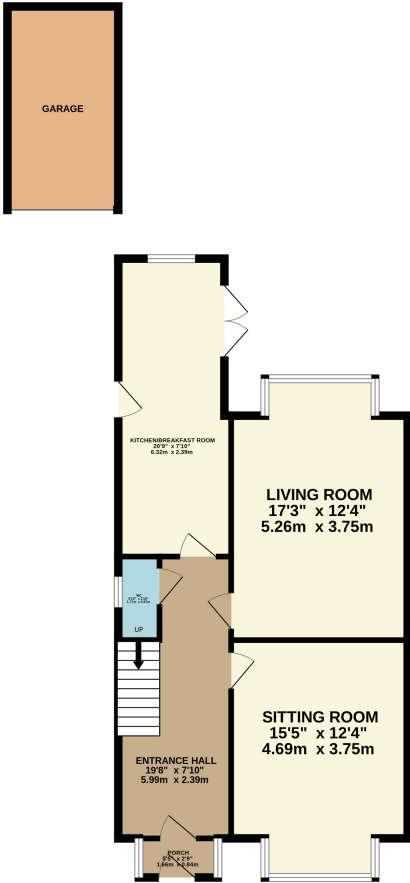
Marple Road is a highly regarded residential location close to excellent schools, local shopping facilities and good public transport links with Stockport Town Centre. This stunning home stands on a fabulous size plot of approximately 0.15 acres which affords a high degree of privacy and is perfect for a young family. The accommodation on offer briefly comprises: Enclosed entrance porch, truly impressive and welcoming entrance hall with decorative panelled walls, useful downstairs WC, front living room with feature period fireplace, separate rear sitting room with multi fuel fire and a stunning and extended breakfast kitchen with integrated appliances. To the first floor, a galleried landing leads to 3 good size bedrooms (2 with fitted wardrobes), superb 3 piece bathroom suite with walk in shower and a separate WC. A decorative printed concrete driveway provides ample parking and leads to a detached garage to the rear via wrought iron gates. To the rear, a Resin patio area is perfect for Alfresco dining and overlooks the beautiful lawned gardens approx 90ft in length and are ideal for outdoor entertaining and social gatherings.



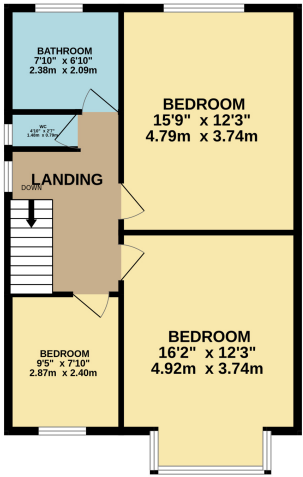
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 1449 sq.ft. (134.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Information

EPC Rating

- Tenure:Freehold

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