



Marple Road | Offerton | SK2 5EP

EDWARD  
mellor





## Features

- Extended 4 Bedroom Family Home
- Outstanding Value For Money
- No Onward Chain
- 3 Reception Areas
- 2 Garage & Driveway

A substantial and thoughtfully extended 4 bedroom family home which is being offered For Sale with No Onward Chain and offers outstanding value for money. This well cared for home is brimming with period charm and character conducive with its age and offers versatile and adaptable

accommodation over 2 impressive floors which is ideally suited to a growing family. The property also stands on a good size plot which provides an abundance of parking including a decorative Resin Driveway, integral garage and an additional garage to the rear for useful storage. In

addition, there are 2 formal reception areas, sun lounge for relaxation and contemplation and a garden room which is ideal for entertaining or could be used as a home office area. Viewing highly recommended.





Marple Road is a highly sought after residential location given its close proximity to local shopping facilities, excellent schools and good public transport links with Stockport & Manchester City Centre. This spacious 4 bedroom family home is ready to move into whilst also offering additional potential to create a fabulous long term family home. The accommodation on offer briefly comprises : Enclosed entrance porch, welcoming entrance hall with stairs leading to the first floor, useful downstairs WC, front dining room, rear lounge with feature central fireplace, fitted kitchen and an adjacent sun room with sliding doors to the rear garden. To the first floor, a landing leads to 4 well proportioned bedrooms (all with a range of built in wardrobes / cupboards), attractively fitted 2 piece shower room and a separate WC. The rear garden is a good size and neatly enclosed with useful outbuildings and offers potential to landscape to your own taste and specifications to create that perfect outdoor experience.





# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
808 sq.ft. (75.1 sq.m.) approx.

1ST FLOOR  
596 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1404 sq.ft. (130.4 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

- Council Tax Band: D
- Tenure:Freehold

## EPC Rating

182, London Road, SK7 4DQ  
T: 0161 456 6000  
E: [hazelgrove@edwardmellor.co.uk](mailto:hazelgrove@edwardmellor.co.uk)



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