



## De Wint Avenue, Marple Bridge. SK6 5BN

This superbly presented detached split level property can be found on this sought after development convenient for Marple Bridge Village. The 'ready to move into' contemporary styled accommodation features: Entrance hall, snug, dining room, modern fitted kitchen with island, utility room and ground floor wet room. The double garage offers an ideal opportunity for conversion and the property could easily be adapted to create self contained accommodation. To the first floor are 4 good sized bedrooms, modern family bathroom with freestanding bath and separate shower. A staircase leads to the master suite with ensuite bathroom and fitted wardrobes. A Juliette Balcony offers a view over the rear garden. The garden has been thoughtfully landscaped with patio area for entertaining and raised deck area with far reaching views. The driveway provides off road parking for several vehicles. Gas central heating is installed along with uPVC double glazing. The property also falls into catchment for Ludworth Primary and Marple Hall Secondary Schools.

Offers Over £625,000.





### LIVING ROOM

15' 8" x 8' 8" (4.77m x 2.64m)



### MASTER BEDROOM

14' 0" x 12' 8" (4.26m x 3.86m)



### OPEN PLAN KITCHEN DINER

20' 0" x 12' 11" (6.09m x 3.93m)



### ENSUITE BATHROOM

9' 7" x 5' 7" (2.92m x 1.70m)



### DINING ROOM

15' 9" x 9' 8" (4.80m x 2.94m)



### MODERN FAMILY BATHROOM

13' 1" x 9' 10" (3.98m x 2.99m)



### WET ROOM

6' 7" x 5' 5" (2.01m x 1.65m)



### UTILITY ROOM

9' 7" x 5' 5" (2.92m x 1.65m)

### BEDROOM FOUR

10' 5" x 8' 5" (3.17m x 2.56m)

### BEDROOM FIVE

9' 9" x 8' 8" (2.97m x 2.64m)



### BEDROOM TWO

17' 0" x 11' 6" (5.18m x 3.50m)



### BEDROOM THREE

13' 10" x 9' 6" (4.21m x 2.89m)



GROUND FLOOR  
1265 sq.ft. (117.5 sq.m.) approx.



1ST FLOOR  
1077 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA: 2341 sq.ft. (217.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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