



## Briarwood Crescent, Marple. SK6 7LL

Set within a sought-after cul-de-sac location close to Marple town centre is this three bedroom semi-detached dormer bungalow. The dormer here was converted many years ago to create a master bedroom along with dressing room and ensuite shower room and eaves storage. This has created a good sized family home. In addition to the first floor master suite, the ground floor displays an entrance hall, lounge, stunning modern fitted kitchen, two double bedrooms and a modern bathroom. Outside is an attractive rear garden which enjoys a southerly aspect and driveway leading to a detached garage. Tenure: Long Leasehold. Council Tax Band: C. EPC rating: D

Offers in Excess of £325,000



**LIVING ROOM**

19' 3" x 10' 3" (5.86m x 3.12m)

**BATHROOM**

12' 8" x 11' 2" (3.86m x 3.40m)

**DRESSING ROOM**

7' 7" x 5' 8" (2.31m x 1.73m)

**OUTSIDE****FITTED KITCHEN**

10' 4" x 8' 6" (3.15m x 2.59m)

**MASTER BEDROOM**

12' 8" x 11' 2" (3.86m x 3.40m)

**GROUND FLOOR BEDROOM ONE**

10' 9" x 10' 1" (3.27m x 3.07m)

**ENSUITE SHOWER ROOM**

7' 9" x 5' 3" (2.36m x 1.60m)

**VIEWING ARRANGEMENTS**

Appointment is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.

**GROUND FLOOR BEDROOM TWO**

6' 4" x 5' 8" (1.93m x 1.73m)



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