



Cote Green Road, Marple Bridge, SK6 5EN

STUNNING VIEWS ACROSS ADJOINING FARMLAND are enjoyed from this individual, detached dormer-bungalow situated in a highly sought-after location. The property occupies a good sized plot providing the potential for future extension of the accommodation if required (subject to the appropriate consent). The beautifully presented accommodation currently comprises: spacious entrance hall, lounge, dining/sitting room, fitted breakfast kitchen, utility porch, a double bedroom and bathroom all to the ground floor with a landing, two further double bedrooms and a shower room to the first floor. In addition there is a substantial detached garage with w.c. cloakroom installed and storage above. A physical viewing is essential to fully appreciate the superb location and outlook.

Price Guide: £750,000



Tenure: Freehold.
EPC rating: D
Council Tax Band: E

ENTRANCE HALL

19' 9" x 7' 0" (6.02m x 2.13m)

LIVING ROOM

18' 6" x 14' 0" (5.63m x 4.26m)



SITTING/DINING ROOM

10' 6" x 8' 2" (3.20m x 2.49m)



FITTED DINING KITCHEN

16' 7" x 9' 7" (5.05m x 2.92m)



UTILITY PORCH

10' 8" x 4' 1" (3.25m x 1.24m)

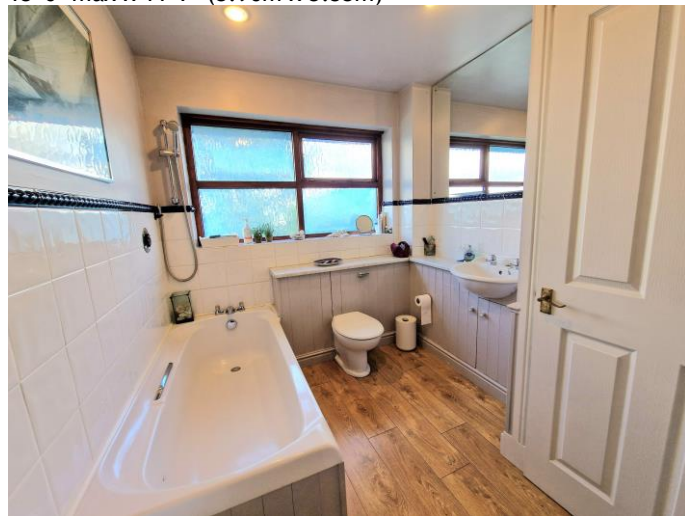
BEDROOM THREE

13' 0" x 11' 7" (3.96m x 3.53m)



FAMILY BATHROOM

13' 0" max x 11' 7" (3.96m x 3.53m)



FIRST FLOOR LANDING

BEDROOM ONE

16' 6" x 11' 7" (5.03m x 3.53m)



BEDROOM TWO

12' 0" x 8' 10" (3.65m x 2.69m)



SHOWER ROOM

10' 3" x 4' 0" (3.12m x 1.22m)



DETACHED GARAGE

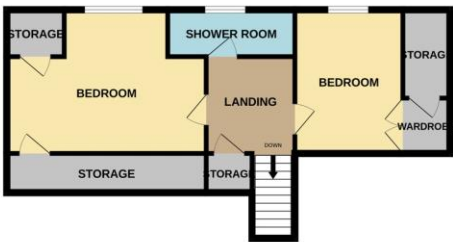
23' 0" x 9' 7" (7.01m x 2.92m)
w.c. cloakroom installed and storage above

OUTSIDE



GROUND FLOOR
1131 sq.ft. (105.1 sq.m.) approx.

1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1651 sq.ft. (153.4 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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