



40 Station Road, Marple, Stockport, SK6 6AL

Guide Price £465,000

- Stunning Three Bedroom Traditional Detached
- Quality Fitted and Extended Kitchen
- Ample Off Road Parking & Attached Garage
- Highly Sought After Location
- Spacious and Well Presented Accommodation
- Luxury Four Piece Bathroom
- Enclosed Rear Garden and 'The Bee Inn' With Bar Areas
- MUST BE VIEWED

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STUNNING Detached Finished To The HIGHEST CALIBRE. Extended QUALITY Fitted Kitchen. LUXURY 4 Piece Bathroom. TWO Receptions. THREE Generous Bedrooms. DELIGHTFUL Rear Garden with 'THE BEE INN' EXECPTIONALLY WELL PRESENTED THROUGHOUT. Must Be Viewed to Fully Appreciate everything this CHARMING HOME has to Offer



Council Tax Band: D



Joules are privileged to bring to the market this exceptionally well presented tradition detached home, built circa 1935 and having undergone a host of improvements over the years including a kitchen extension and providing excellent family accommodation. Situated in a much sought after location this wonderful home briefly comprises: Entrance porch, reception hallway with open balustrade staircase, cloakroom, sitting/dining room to the front elevation with bay window, rear lounge with French doors opening onto the rear garden and a quality extended kitchen with a comprehensive range of units. Venturing upstairs you will find two good sized double bedrooms and an equally good sized single bedroom. The bathroom has been refitted to provide a luxury four piece suite with Burlington mid level WC, stand alone bath and separate shower.

Outside off road parking is providing to the front elevation and giving access to the attached garage, to the rear is a delightful fully enclosed garden with PVC decking, astroturfed areas and paved patios. Abutting the property is The Bee Inn with canopied bar areas surrounding.

This property is one of the most tastefully presented and decorated properties I have seen in a long time and is a must for a viewing !

Porch

Double glazed leaded double doors and full height window, further window to side, tiled floor.

Reception Hall

Attractively presented hallway, stairs with open balustrades and carpeted stair rods. Original leaded window to the front elevation. quality wooden panelled flooring, oak doors to the lounge, living/dining room and kitchen. Further door giving access to the cloakroom. column central heating radiator. Fuhr multi locking pvc entrance door. Picture rails and coving.

Cloak Room

Modern two piece suite in white, Vanity wash hand basin with feature side mounted mixer tap and cupboard below, low level WC, double glazed leaded window with obscure glass. tiled splashback and window sill.

Living/Dining Room

13'5" x 11'9"

Maximum measurements into bay.

Double glazed leaded bay window to the front elevation, stripped floorboards, feature stone fireplace housing coal effect gas fire (in need of repair). Ceiling coving and dado rails. Acova column central heating radiator.

Lounge

13'3" x 11'4"

Maximum measurements.

Double glazed and leaded French doors and windows giving access to the rear garden and The Bee Inn. Feature fireplace with slate hearth and exposed brick back housing Hunter gas stove (in need of repair) with timber mantle over. Ceiling coving and picture rails. Column central heating radiator.

Breakfast Kitchen

18'3" x 7'3"

Maximum measurements.

Extended and comprehensively fitted breakfast kitchen with a range of modern fitted units comprising: Black single drainer sink unit with mixer tap, cupboard below, further base, drawer and eye level cupboards, Illuminated glass fronted display cabinets, larder units and bottle rack. Various display units and decorative shelving. Rangemaster Kitchener 90 range with five ring gas hob, double electric oven and grill (under separate negotiation). Tiled splashback and Rangemaster double width cooker hood above. Built in microwave, integrated dishwasher and automatic washing machine. Wood block effect work surfaces incorporating a breakfast bar area, tiled splashbacks. Plumbed and access for an automatic washing machine and a fridge/freezer (not included) Two double glazed leaded windows to the side elevation, further double glazed leaded window to the rear elevation. PVC wood effect multi locking stable door giving access to the rear garden. Column central heating radiator

Stairs and Landing

Turned staircase with feature carpet stair rods with thistle shaped finish. Double glazed window with leaded obscure glass to the side elevation, Open balustrade to stairwell, doors to all first floor rooms. Picture rails.

Bedroom One

13'5" x 12'0"

Maximum measurements into bay.

Double glazed leaded bay window to the front elevation. Acova column central heating radiator, ceiling coving.

Bedroom Two

13'3" x 11'5"

Maximum measurements.

Double glazed leaded bay window overlooking the rear garden, Acova column central heating radiator, ceiling coving.

Bedroom Three

7'9" x 5'9"

Good sized single bedroom, double glazed leaded window to the front elevation, central heating radiator. Please note this room is currently used as an office and no photos could be taken due to business material being visible.

Bathroom

WOW !!!

Quality fitted luxury four piece bathroom suite. Burlington low level WC with mid level cistern and decorative furniture. Stand alone oval bath with wall mounted mixer tap, vanity square wash hand basin with side mixer tap on wooden unit with cupboard and drawer below. Corner shower cubicle with fixed rain head shower over. Wooden effect tiled splashbacks. Majority tiled walls, double glazed leaded windows to side and rear with obscure glass. Illuminated mirror, feature shelving. Column central heating radiator (in need of plumbing in). Loft access hatch

Outside

Front Garden

Double timber gates. Paved front garden proving ample off road parking, hedging to borders and raised beds.

Garage

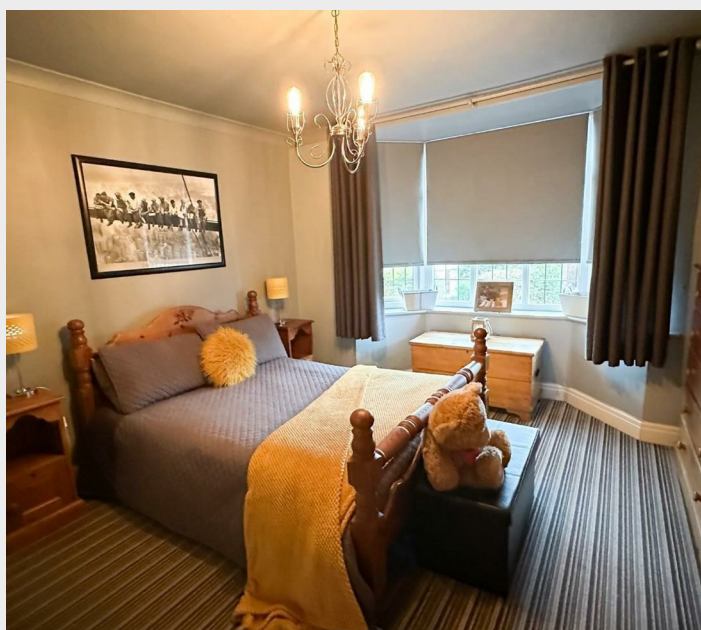
14'4" x 7'8"

Maximum measurements.

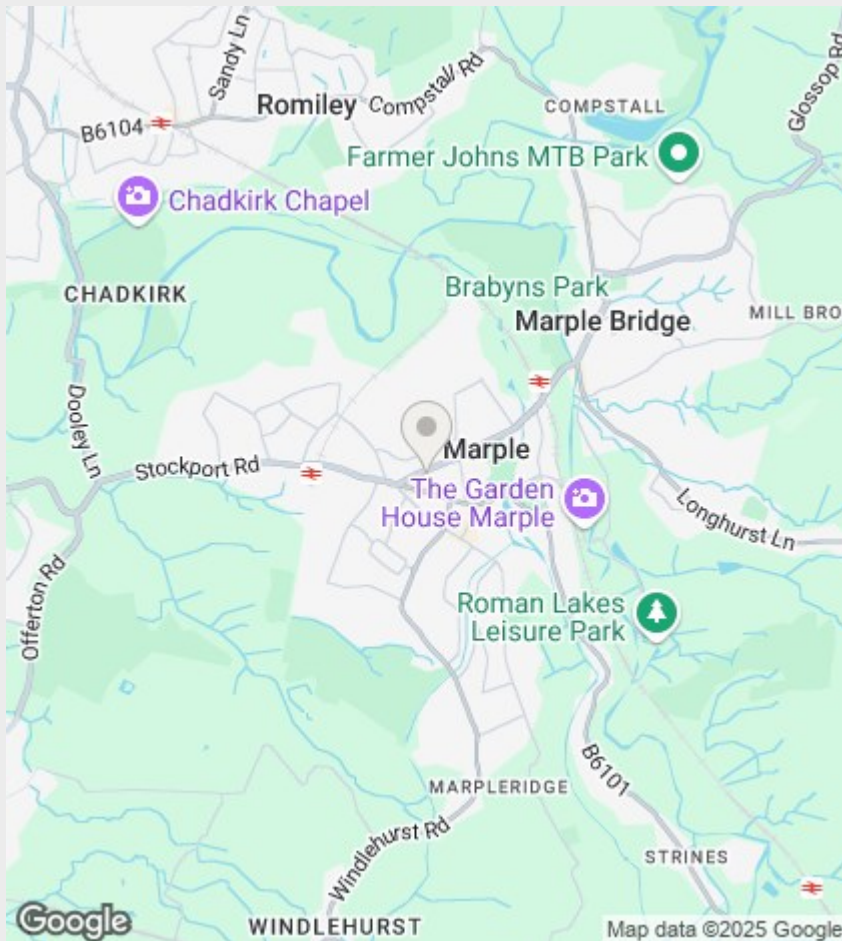
Steel doors to front elevation, PVC courtesy door to rear. boiler, power and light. Understairs recess providing further storage

Rear Garden

Stunning fully enclosed rear garden with paved patio area abutting the property housing The Bee Inn a pleasant timber bar with 'bee hatch' Canopied with fitted bar areas. Raised PVC decking and further patio area to the bottom of the garden. Shaped astro turf fake lawn, well stocked borders housing mature plants, flowers and shrubs. Mature tree. Fenced boundaries. Timber shed.







Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

