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# Ley Hey Road, Marple, Stockport, SK6

Offers Over £650,000

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## Ley Hey Road, Marple

A beautiful family home on one of Marple's most sought-after addresses.

Occupying a generous plot with exceptional kerb appeal, this extended property has been thoughtfully improved over recent years to create a stylish and welcoming home, perfectly suited to modern family life.

The accommodation includes a stunning living room with stone fireplace, a spacious dining room with log burner and bi-fold doors opening onto the garden, and a bright, contemporary kitchen featuring quality integrated appliances and French doors to the rear patio.

Upstairs are four well-proportioned bedrooms, a family bathroom, separate shower room and WC, with further potential to create an en-suite to the principal bedroom. There is also loft access with scope for future conversion, subject to the necessary consents.

Outside, the west-facing rear garden enjoys sunshine throughout the afternoon and evening, with mature planting, fruit trees, lawned gardens, patio seating areas and a pond creating a wonderful setting for family life and entertaining.

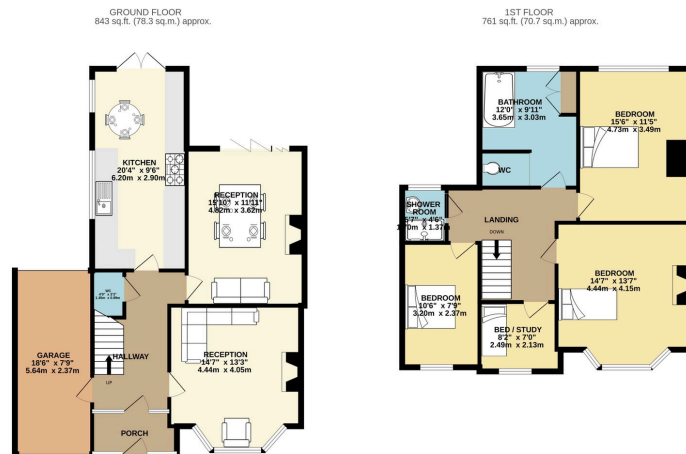
With an integral through-garage, driveway parking, recent improvements including a modern boiler and replacement windows, plus exciting scope to add further value, this is a home that must be viewed to be fully appreciated.

Contact us on 0161 706 0047 to register for a viewing.





- FOUR BEDROOM SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED RENOVATED PERIOD HOME
- SCOPE TO EXTEND FURTHER / ADD VALUE
- LONG LEASEHOLD | EPC C | COUNCIL TAX F
- VIDEO TOUR AVAILABLE
- PREMIER MARPLE LOCATION
- DRIVEWAY | GARAGE
- TWO RECEPTION ROOMS WITH WOOD BURNERS
- REF ND0151



LEY HEY ROAD, MARPLE, STOCKPORT, SK6

TOTAL FLOOR AREA - 1624 sq.ft. (149.1 sq.m.) approx.

Where every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, walls and any other items are approximate and no responsibility is taken for any error, omission or misquotation. This plan, for illustrative purposes only, should be used as a guide only. The purchaser, vendor and applicable laws have not been tested and no guarantee as to their accuracy or efficiency can be given. Made with Neotoma 12/22

