



GLEN HEATON

exp[®] UK

@glen.heaton@exp.uk.com

glenheaton.exp.uk.com

01617 062054

Church Lane, Marple, Stockport, SK6 7EA

Guide Price £150,000

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Welcome to Macnair Mews, Marple – An Exceptional Ground Floor Retirement Apartment in a Truly Idyllic Setting
Nestled within the highly sought-after Macnair Mews development, this beautifully presented one-bedroom ground floor apartment offers the perfect opportunity for those looking to enjoy a relaxed and comfortable lifestyle in their retirement years. Combining spacious accommodation, stunning communal gardens, excellent local amenities and the convenience of ground floor living, this immaculate home is ready for its next owner to simply move in and enjoy.

From the moment you arrive, it is easy to appreciate the peaceful atmosphere that makes Macnair Mews such a desirable place to call home. Upon entering via the welcoming entrance porch, where your post is conveniently delivered, you are greeted by a bright and well-maintained communal hallway. A door from this area provides direct access to the beautifully landscaped communal gardens, allowing residents to step outside and enjoy the fresh air, colourful planting and tranquil surroundings whenever they wish.

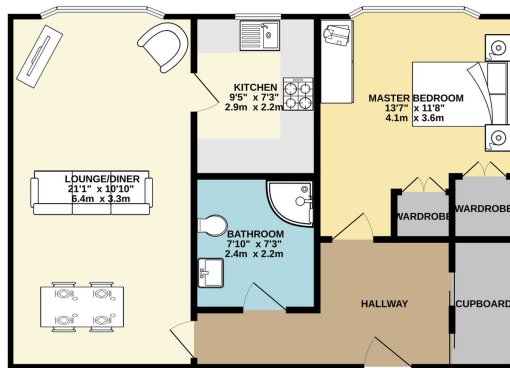
Stepping into the apartment itself, you are welcomed by a spacious entrance hallway which immediately creates a sense of warmth and comfort. To one side is a generous cloakroom area, providing the perfect place to store coats, shoes and everyday essentials, helping to keep the home organised and clutter-free.

The heart of the property is undoubtedly the impressive living and dining room. This wonderfully versatile space has been designed with both comfort and entertaining in mind. Whether you are enjoying a quiet afternoon with a favourite book, watching the changing seasons unfold across the attractive gardens, or hosting family and friends for dinner, this room effortlessly caters to every occasion. Large windows allow natural light to flood the room, creating a bright and uplifting environment throughout the day while offering delightful views of the beautifully maintained communal grounds.

Leading directly from the living area is the modern fitted kitchen. Stylishly presented and thoughtfully designed, it offers an excellent



GROUND FLOOR



We have carried out a visual inspection of the property and the information provided in this document is based on the information provided to us. We do not guarantee the accuracy of the information provided and we do not accept any liability for any loss or damage caused by reliance on the information provided. The information provided is for general guidance only and should not be used as a basis for any decision. The information provided is for general guidance only and should not be used as a basis for any decision. The information provided is for general guidance only and should not be used as a basis for any decision.

- Ground Floor Flat
- Immaculate Condition
- Modern Fitted Kitchen
- Excellent Transport Links
- Canal Walks Close By
- Off Road Parking



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Flat 5
Moulton Meadows
Church Lane
Stockport
SK6 1EA

Energy rating

C

Valid until

18 June 2028

Certificate number

2435-1425-1600-0405-3256

Property type

Ground-floor flat

Total floor area

49 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standard-guidance>.

Energy rating and score

This property's energy rating is C. It has the potential to be C.
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/2435-1425-1600-0405-3256/print>

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