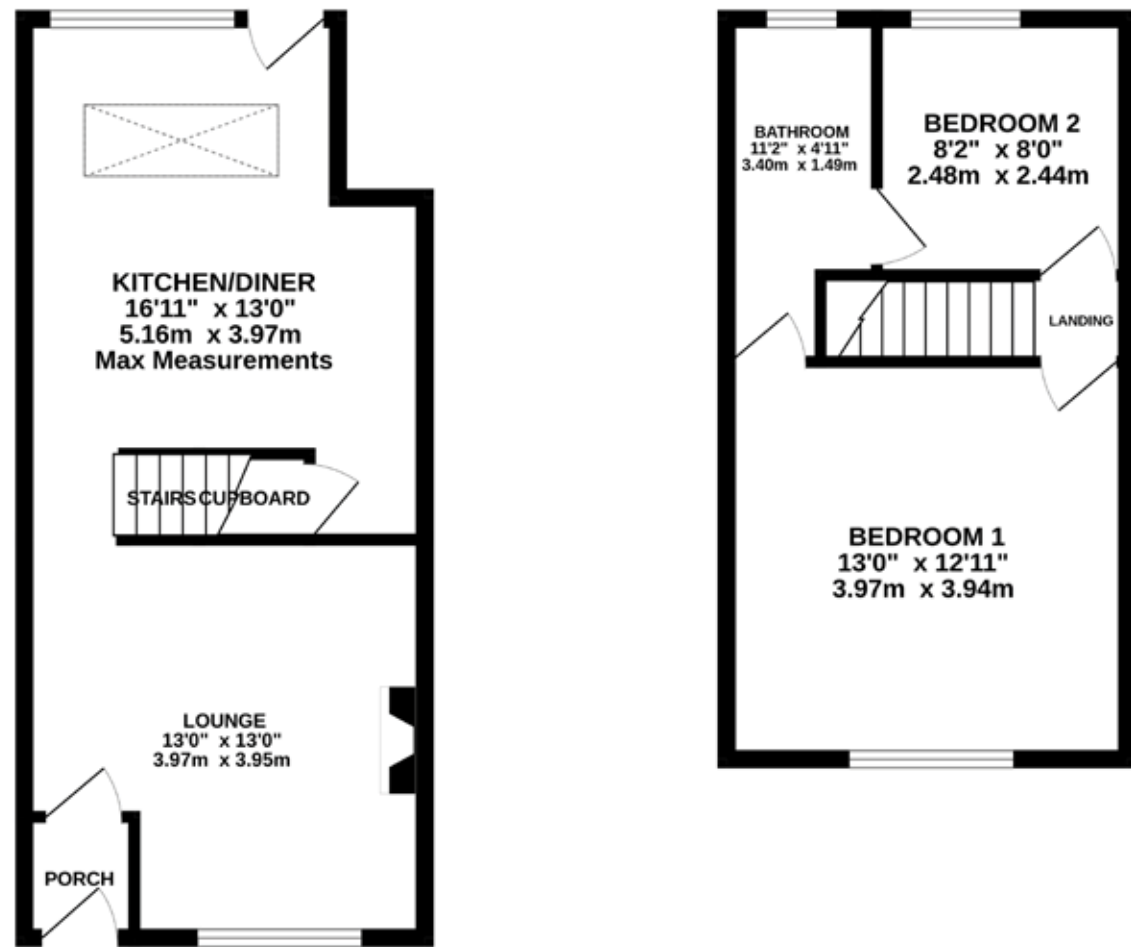


TURF LEA ROAD

Marple

£325,000



TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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NOTICE
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THE AREAS LEADING ESTATE AGENCY

Marple Bridge
10, Town Street, MARPLE BRIDGE SK6 5DS
0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk



A charming TWO BEROOM mid terrace cottage situated in a delightful semi rural location, with the benefit of a good sized rear GARDEN, detached GARAGE and BEAUTIFUL VIEWS to the front and rear.

GASCOIGNE HALMAN

- GOOD SIZED REAR GARDEN
- DELIGHTFUL KITCHEN AND BATHROOM
- OFFERED WITH NO ONWARD CHAIN
- HANDY GARAGE AND OFF ROAD PARKING

- PLEASANT LIVING ROOM WITH LOG BURNER
- TERRACE COTTAGE WITH STUNNING RURAL VIEWS
- GOOD SIZED GARDEN
- GARAGE

£325,000

TURF LEA ROAD

Marple



Welcome to this beautifully presented two-bedroom house that blends period charm with contemporary comforts, set amidst tranquil countryside surroundings visible through generous windows framing the soothing rural views. A rare opportunity to embrace a relaxed rural lifestyle without compromising on modern comforts. This delightful home is perfect for those seeking character, space, and a strong connection to the outdoors, Turf Lea Road is a beautiful location on the outskirts of Marple, close to the local beauty spot Marple Ridge and many pleasant countryside walks.

Boasting many character features, this most appealing property briefly comprises; porch, lounge with feature

exposed brick wall incorporating a feature fireplace, and extended, beautifully fitted dining kitchen. On the first floor there are two bedrooms and a bathroom.

Externally, the property has the benefit of a detached garage with a parking space in front of it. There is a most attractive and good-sized tiered rear garden. The garden includes lawn areas and well stocked borders. The large top tier of the garden is mainly laid to lawn with paved seating area and the garden backs onto open fields providing a very pleasant view to the rear.

LOCATION

Marple is a small town situated on the edge of beautiful countryside, yet Manchester city centre is less than 30 minutes

away by train. Boasting parks and extensive recreational facilities, it is situated where the Peak Forest and Macclesfield canals meet and the canal towpaths provide extensive and beautiful walks. The centre hosts a wide selection of cafes, restaurants and bars, it also is the home of a popular independent cinema and many social and sports organisations and clubs are close by. There are regular well attended community events throughout the year which add to Marple's friendly atmosphere. There are a number of well-regarded educational establishments in the area, from nursery schools to the Marple campus of Cheadle and Marple Sixth Form College. Marple station provides services to Manchester city centre and Sheffield whilst Rose Hill station provides

commuter services to Manchester. The access points to the motorway network can be found at Bredbury and Stockport East junctions.

DIRECTIONS

For SatNav purposes: SK6 7EY

TENURE

Freehold. (Subject to verification by solicitors)

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC. Council Tax Band : C

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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