



Cottam Crescent, Marple Bridge, SK6 5BJ

This immaculately presented and extended detached property will be of equal interest to those seeking a comfortable family home and to those looking for a spacious bungalow as the majority of the accommodation is to the ground floor. The property occupies an elevated position with far reaching views to the rear across Marple Bridge. The accommodation briefly comprises an entrance hall, spacious lounge, good sized fitted dining kitchen, sitting/dining room, a ground floor shower room and a master bedroom with adjoining dressing area and en-suite bathroom all to the ground floor. To the first floor there are a landing and two further double bedrooms. There is a useful basement workshop and at the end of the garden, ... cont'd over

Price Guide: £495,000

...., accessed from De Wint Avenue, is a detached double garage. The rear garden is a good size and features a number of terraced levels, all with far-reaching views. Tenure: Freehold. Council Tax Band: E. EPC rating: to follow.

ENTRANCE HALL

13' 6" x 6' 2" (4.11m x 1.88m)

LOUNGE

17' 7" x 16' 6" (5.36m x 5.03m)



DININGSITTING ROOM

18' 0" x 10' 2" max (5.48m x 3.10m)



DINING KITCHEN

21' 2" x 9' 0" max (6.45m x 2.74m)



INNER HALL

MASTER BEDROOM

21' 3" x 9' 2" (6.47m x 2.79m)



EN-SUITE BATHROOM

8' 8" x 6' 0" (2.64m x 1.83m)



SHOWER ROOM

8' 1" x 6' 5" (2.46m x 1.95m)



FIRST FLOOR LANDING

BEDROOM TWO

12' 0" x 10' 2" (3.65m x 3.10m)

**BEDROOM THREE**

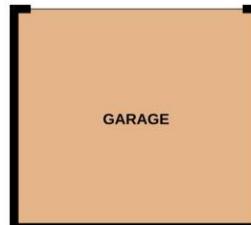
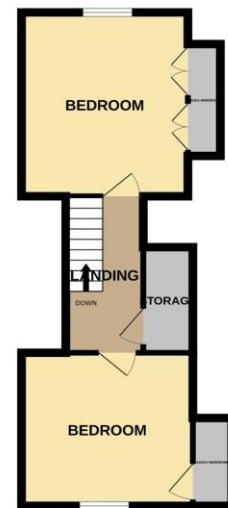
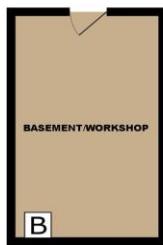
11' 2" x 10' 2" (3.40m x 3.10m)

**BASEMENT WORKSHOP**

15' 7" x 10' 3" (4.75m x 3.12m)

DETACHED GARAGE

16' 6" x 15' 4" (5.03m x 4.67m)

BASEMENT
165 sq ft. (15.3 sq.m.) approx.GROUND FLOOR
1323 sq.ft. (122.9 sq.m.) approx.1ST FLOOR
283 sq.ft. (35.6 sq.m.) approx.

TOTAL FLOOR AREA : 1871 sq.ft. (173.8 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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