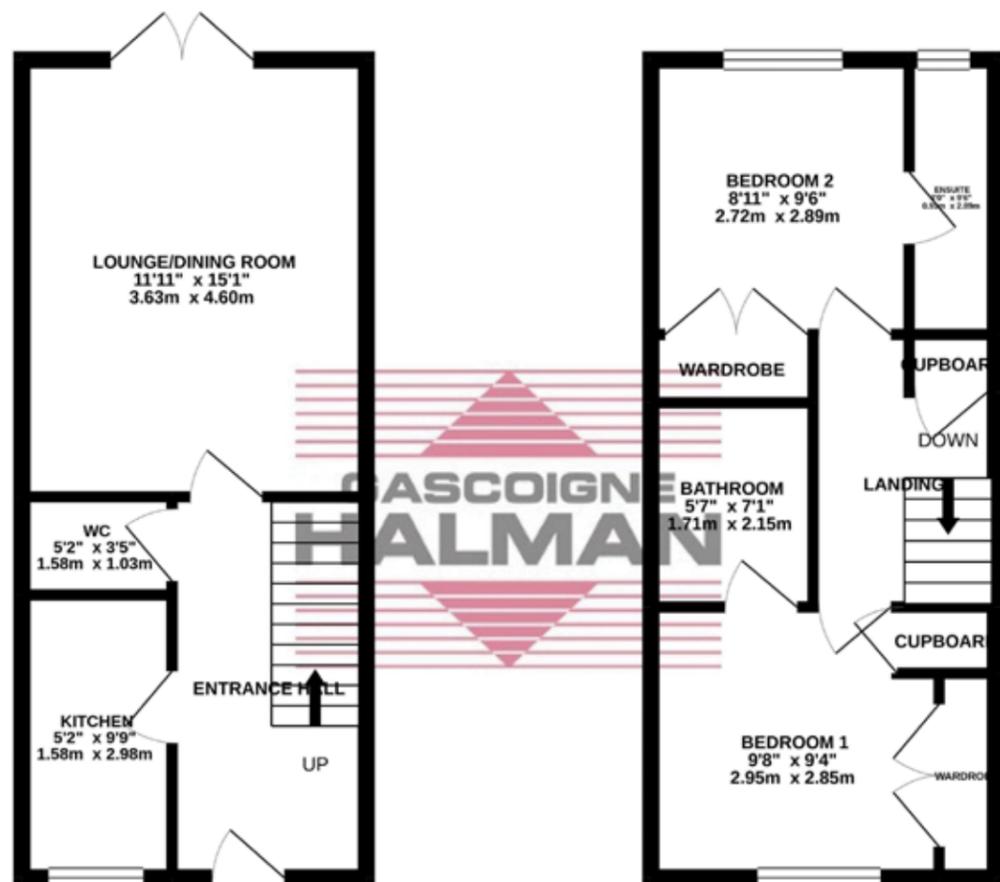


**4 WATERS EDGE**  
Marple Bridge  
**£375,000**

GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.

1ST FLOOR  
336 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq ft. (62.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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**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



**GASCOIGNE HALMAN**

An attractive TWO bedroom mews style property situated in a quiet enclave close to the thriving centre of Marple Bridge village. The property also has the benefit of low maintenance GARDENS and allocated PARKING.

- QUIET YET CONVENIENT LOCATION
- EXCLUSIVE DEVELOPMENT CLOSE TO VILLAGE CENTRE
- LIVING ROOM, KITCHEN, DOWNSTAIRS WC

- TWO BEDROOMS, BOTH WITH EN SUITES
- LOW MAINTENANCE GARDENS
- TWO ALLOCATED PARKING SPACES

**£375,000**

**4 WATERS EDGE**

Marple Bridge



**DESCRIPTION**

Waters Edge is a quiet enclave situated close to the village centre and within easy reach of Marple railway station. This attractive mid-mews style property offers ideal accommodation for first time buyers, downsizers, and those who wish to acquire a pied a terre in a quiet yet convenient location.

The accommodation briefly comprises: storm porch, entrance hall, living room with feature fireplace and glazed double doors leading out to the rear garden, fitted kitchen, and downstairs WC. To the first floor there are two good sized bedrooms, both with en suites and built in wardrobes.

It should be noted there is also a useful part boarded loft. Externally, the property has the benefit of low maintenance gardens to the front and rear, both of which have the benefit of well stocked borders. The property also has the benefit of two allocated parking spaces.

**LOCATION**

Marple Bridge caters for most day to day requirements whilst nearby Marple offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter both Marple and Rose Hill stations offer services to Manchester city centre and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

**DIRECTIONS**  
POSTCODE : SK6 5EX

**TENURE**

Freehold. To be confirmed 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 : D

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**