



COUNTRY
HOLMES

Bonington Rise, Marple Bridge

£515,000

🛏 3 🚿 1 🚗 2



Ideally situated within easy walking distance of well-regarded primary schools, the railway station, and the village centre, this attractive modern home combines convenience with a peaceful setting, making it perfectly suited to growing families.

Set well back from the road, the property enjoys an excellent degree of privacy and a welcoming approach. The well-proportioned accommodation briefly comprises: an inviting entrance hall with a convenient downstairs WC, a spacious lounge featuring a stone fireplace, a separate dining room ideal for formal entertaining, a bright conservatory overlooking the garden, and a well-appointed family dining kitchen.

To the first floor, the property offers three generously sized bedrooms, all thoughtfully arranged, alongside a family bathroom.

Externally, the home truly excels, standing within beautifully maintained gardens extending to three sides, predominantly laid to lawn and offering a high degree of privacy. A driveway provides ample off-road parking and leads to the garage. The rear garden enjoys a highly desirable southerly aspect, with a paved patio area creating the perfect space for outdoor dining, relaxation, and entertaining.

Given the substantial plot size, the property presents an exceptional opportunity for further extension or enhancement, subject to the necessary planning consents - allowing prospective buyers to tailor the home to their individual needs.





- No onward chain
- Three bedrooms
- Gardens to three sides
- Sought after location
- Excellent potential to extend (subject to relevant consents)
- Ample off-road parking



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	