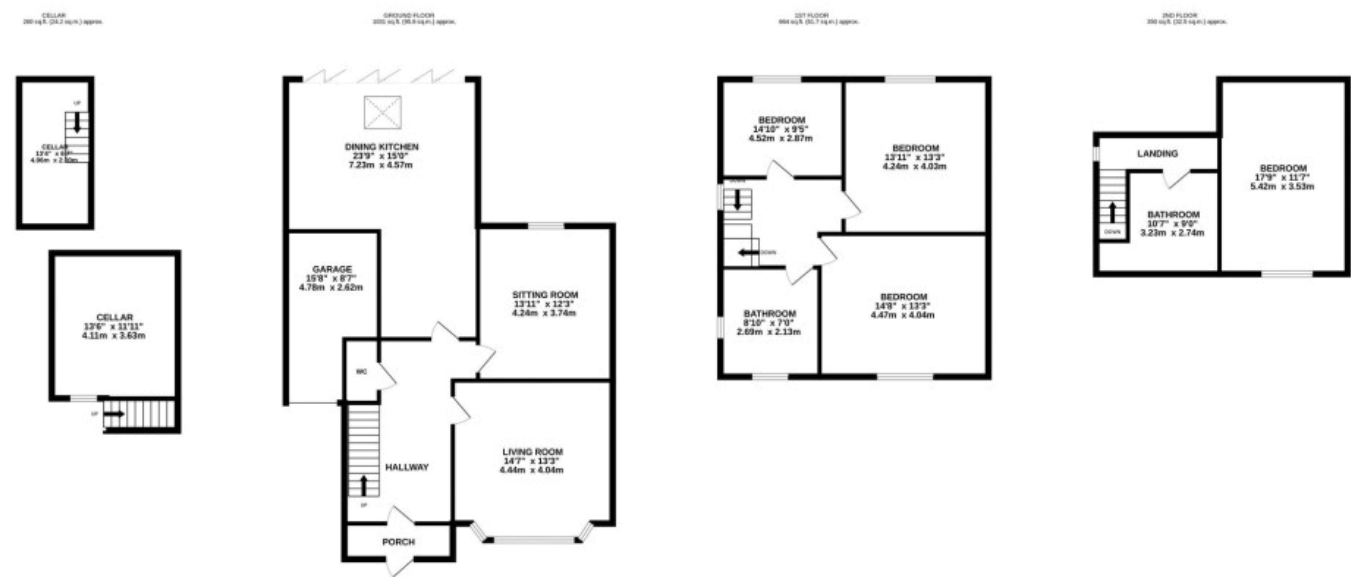


120 LONGHURST LANE
Mellor, Stockport
OFFERS IN THE REGION OF
£845,000



TOTAL FLOOR AREA : 2306 sq.ft. (214.2 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
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gascoignehalman.co.uk



GASCOIGNE HALMAN

Impressive four-bed, two-bath detached house with period features, modern kitchen, landscaped garden, multiple patios, garage, and driveway. Conveniently situated for Marple Bridge village and access to stunning countryside, Ideal for the family buyer.

- Four double bedrooms
- Well-maintained landscaped garden with decking area
- Spacious accommodation over four floors
- Bi-fold doors for seamless garden access off the dining kitchen
- Magnificent open plan modern dining kitchen kitchen with integrated appliances

- Two separate reception rooms
- Luxurious bathrooms with freestanding bath and walk-in shower
- Period features and fireplaces
- Driveway and off-road parking
- Attached/integrated garage



This impressive four-bedroom, two-bathroom semi-detached house offers a wonderful blend of period charm and modern living, ideal for families and those who love to entertain. The property features two generous reception rooms, including elegant living spaces with period fireplaces, bay windows with shutters and period features. The open plan kitchen and dining area is a true highlight, boasting sleek modern units, integrated appliances, a farmhouse sink, and warm wooden flooring. Bi-fold doors and a large skylight flood the space with natural light and create seamless access to the beautifully landscaped garden, perfect for indoor-outdoor living. Each bedroom is thoughtfully designed with built-in wardrobes, large windows, stylish decor all set in a highly

convenient position close to Marple Bridge. In brief the property comprises, spacious entrance hall, downstairs WC, two good-sized reception rooms, magnificent open plan dining kitchen and garage. There is external access to a large cellar with a second cellar accessed internally via a lift up hatch in the downstairs WC. On the first floor there are three double bedrooms and the large family bathroom. There is an impressive bedroom on the second floor and modern bathroom. Externally, the property is a haven for relaxation and entertaining. The meticulously landscaped garden features a spacious lawn, mature trees, vibrant flower beds, and privacy hedging, creating a tranquil and secluded atmosphere. Multiple outdoor seating areas, including paved and decked patios as well as raised seating zones, offer the perfect setting

for alfresco dining or peaceful retreat. A stone pathway winds through the lush greenery, while elevated decked areas and ornate metal seating enhance the garden's charm. For added convenience, the property benefits from a spacious driveway with ample off-road parking, an integrated garage, and a well-kept front garden adorned with decorative brickwork and hanging flower baskets.

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

Sat-Nav: SK6 5PG

TENURE

Leasehold for 880 years to 19/09/2906. (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: F

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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