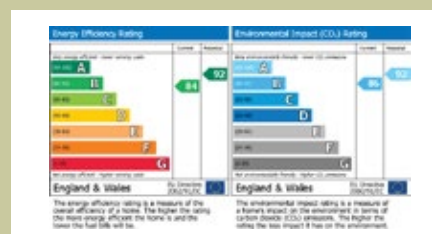
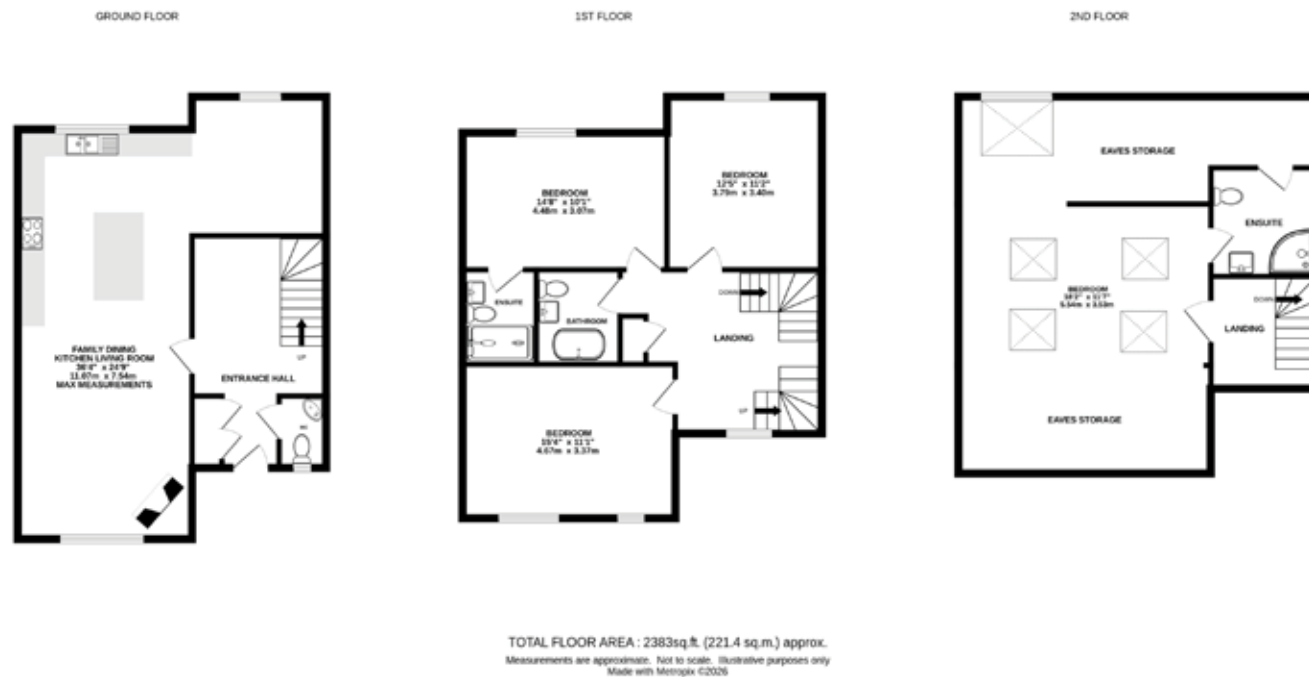


2 MOORFIELD MEWS
Mellor, Stockport
£695,000



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



****NO HIGHER CHAIN****
A magnificent, FOUR BEDROOM home that blends rural character with modern design. Set within an exclusive gated development of just four properties. Surrounded by beautiful countryside, the property also boasts garage, good sized garden and off road parking.

GASCOIGNE HALMAN

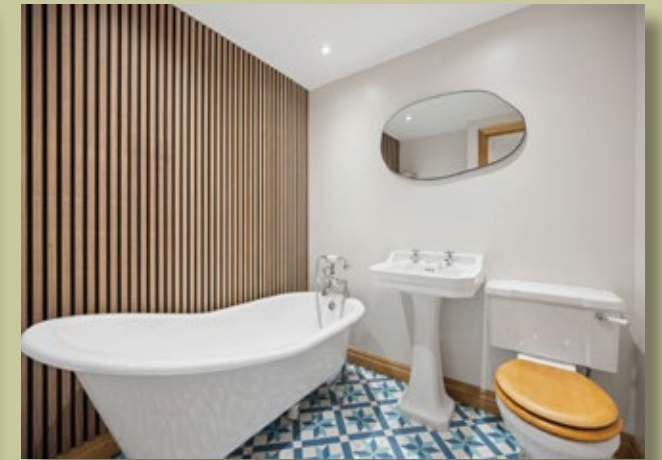
- Semi rural location with uninterrupted countryside views
- Private and enclosed garden and Spacious patio with hot tub
- Modern open plan kitchen with island
- Beautifully presented turnkey property
- Vaulted ceilings with exposed beams
- Exclusive gated development comprising just four homes
- Underfloor heating + wood-burning stove| EPC B
- Garage and ample parking
- Secure gated development
- Four good sized bedrooms



£695,000

2 MOORFIELD MEWS

Mellor, Stockport



Situated in the Mellor hills, this beautiful family home forms part of the landmark building which was previously the Moorfield Arms public house. The original building has been sympathetically converted and extended to create an exclusive gated development of just four homes which occupy an enviable position within glorious countryside, with extensive rural walks on the doorstep. This spacious family home offers accommodation extending to over 2000 sq ft which successfully combines the style and convenience of modern living with the character and charm of the original building. In brief this most attractive property comprises: entrance hall with storage and downstairs WC just off, and impressive large

open plan family dining kitchen with feature central island unit. To the first floor there are three bedrooms (one with en suite) and a family bathroom. The second floor boasts the spacious master bedroom, again with en suite. Externally, as previously mentioned there is gated access to the ample parking area which also provides access to the garage. There are two sections to the garden, the first comprises a very pleasant patio seating area, and lawn area. The second is beyond the parking area and includes a low maintenance play area, lawn area and a useful timber outbuilding with space for a hot tub.

LOCATION

Mellor is situated close to some of Cheshire and Derbyshire's finest countryside and boasts a popular primary school and sports club. 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 5PB

TENURE

Freehold . (Subject to verification by solicitors).
Yearly rent charge £4.00.

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: E

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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