



## Crossfield Grove, Marple Bridge. SK6 5EQ

This well presented 3 bedroom detached bungalow is located in a sought after area convenient for Marple Bridge Village. Enjoying a good sized plot with lawned gardens to the rear, the bungalow is very spacious throughout and offers very versatile accommodation. Featuring: reception, lounge/dining room, conservatory overlooking the rear garden, extended dining kitchen, luxury bathroom, shower room, three bedrooms to the ground floor (1 with built in wardrobes) and a further loft room. Gas central heating is installed along with uPVC double glazing and there is a driveway providing off road parking for several vehicles, stunning rear garden and summer house. . Properties in this location always prove popular so we would suggest an early viewing if you do not want to miss out. EPC rating: TBC. Council Tax Band F. Tenure Long Leasehold.

Asking Price of £595,000





### ENTRANCE HALL

18' 9" x 5' 10" (5.71m x 1.78m)

### LIVING ROOM

26' 4" x 19' 7" (8.02m x 5.96m)



### BEDROOM TWO

14' 9" x 10' 2" (4.49m x 3.10m)



### SHOWER ROOM

9' 4" x 8' 5" (2.84m x 2.56m)

### LUXURY FAMILY BATHROOM

8' 10" x 7' 11" (2.69m x 2.41m)



### FITTED KITCHEN DINER

15' 0" x 13' 4" (4.57m x 4.06m)



### BEDROOM THREE

11' 5" x 9' 0" (3.48m x 2.74m)





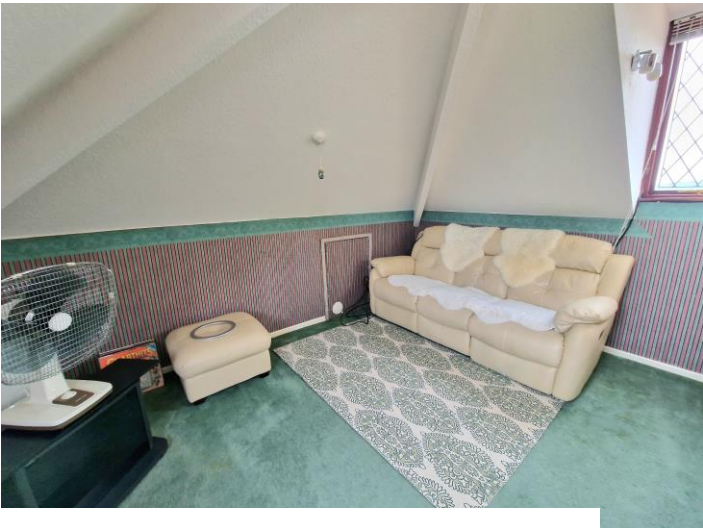
CONSERVTORY

16' 4" x 9' 4" (4.97m x 2.84m)



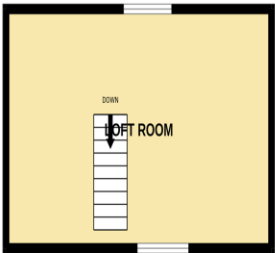
LOFT ROOM

20' 6" x 13' 7" (6.24m x 4.14m)



GROUND FLOOR  
1446 sq.ft. (134.3 sq.m.) approx.

1ST FLOOR  
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 1765 sq.ft. (164.0 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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