

TRADING PLACES

£1,200 pcm
Marple Place, Marple, SK6



2

Bedrooms



2

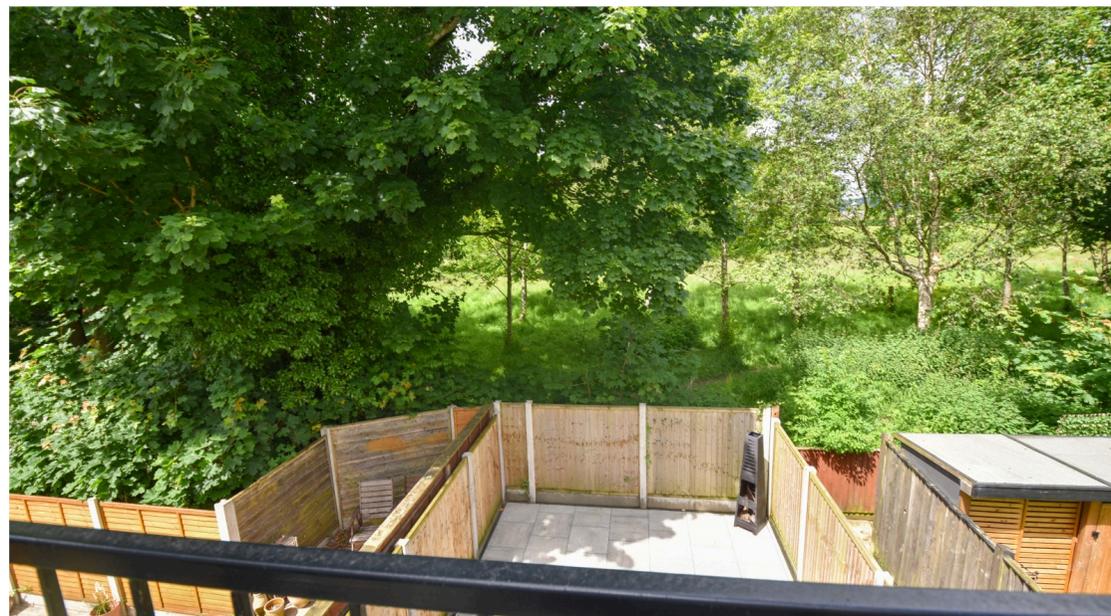
Bathrooms

42 Flixton Road , Urmston, Manchester, M41 5AB |
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01617470022

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TRADING PLACES are pleased to welcome to the rental market this exquisite semi-detached property located in the heart of Marple.

The property has been designed with impeccable style and thought, as you enter the property you go through to the open plan kitchen lounge, there are patio doors that lead you to the rear garden which is overlooking the Memorial Park with greenery as far as the eye can see, ideal for those summer evenings. The kitchen has been recently installed providing a modern living style throughout the living area. On the first floor there are two double bedrooms, the main bedroom has a Juliet balcony overlooking the Memorial Park which is just stunning. There is a modern bathroom with shower over the bath on the first floor and an addition W.C. on the ground floor.

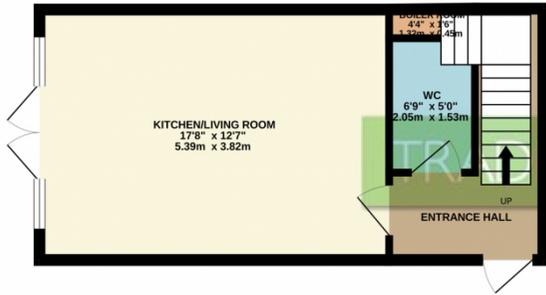
Externally there is parking to the front of the property and on road parking for which you are able to obtain a permit.

The area of Marple is absolutely stunning and to find this little gem nestled within the greenery is a true gem. Viewings are essential to appreciate the privacy and tranquil environment this property is located in.

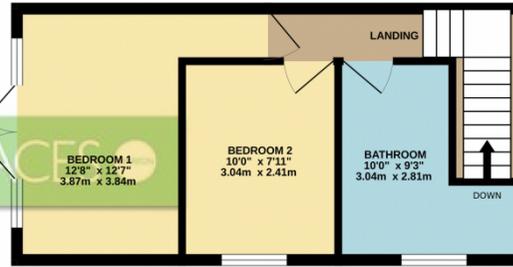
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GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Marple Place, Marple, SK6

