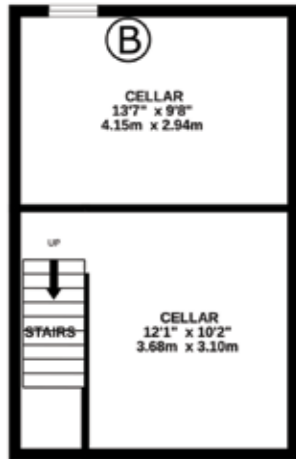


57 COMPSTALL ROAD
 Marple Bridge
£390,000



BASEMENT LEVEL
 290 sq.ft. (27.5 sq.m.) approx.



GROUND FLOOR
 465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
 465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1225 sq.ft. (113.8 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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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



GASCOIGNE HALMAN

A spacious and very well presented, TWO DOUBLE bedroom end of terrace home which enjoys a popular position close to many rural walks and the popular Etherow Country Park. The property also benefits from, useful storage cellars, two OFF ROAD parking spaces and an enclosed rear garden with stone built garden room.

- TWO SPACIOUS DOUBLE BEDROOMS
- STYLISH FITTED KITCHEN WITH QUALITY APPLIANCES
- RE-FITTED MODERN BATHROOM SUITE
- OFF ROAD PARKING

- LAWNED ENCLOSED REAR GARDEN WITH STONE GARDEN ROOM
- USEFUL CELLARS
- CONVENIENT POSITION
- MODERN PRESENTATION THROUGHOUT

£390,000

57 COMPSTALL ROAD

Marple Bridge



DESCRIPTION

A fabulous opportunity to purchase a very well presented, light and spacious end of terrace home which benefits from two good sized reception rooms, a high quality fitted kitchen, handy cellars together with two large double bedrooms and a modern stylish bathroom.

Worthy of particular note is the impressive main bedroom with it's fabulous vaulted ceiling, dressing area with fitted wardrobes and glazed Juliet balcony with views to the rear.

Externally, there are two off road parking spaces with lawned garden and patio area beyond. This magnificent home enjoys a delightful position, convenient for Marple Bridge and only minutes from the popular Etherow Country Park.

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 5HE

TENURE

Freehold. To be confirmed 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 : C
VIEWING
Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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