



Rubens Close, Marple Bridge, SK6 5BZ

Occupying a delightful position at the head of a short cul-de-sac, this individually designed four-bedroom detached home enjoys a beautiful setting backing onto mature woodland in the highly desirable village of Marple Bridge. The well-proportioned accommodation includes a welcoming entrance hall, downstairs WC, spacious 24ft through lounge/dining room, conservatory and an 18ft breakfast kitchen. Upstairs are four bedrooms, including a master bedroom with en-suite shower room, and a family bathroom. Outside, the property benefits from an integral garage, driveway parking and an attractive, established rear garden enjoying a wonderful wooded backdrop. Marple Bridge is renowned for its picturesque riverside..... cont'd over

Price Guide: Offers Over £650,000



village setting, excellent local amenities, railway station and easy access to some of the area's most beautiful countryside. Tenure: Freehold. Council Tax Band: F. EPC rating: to follow

ENTRANCE HALL

15' 8" x 6' 0" (4.77m x 1.83m)

DOWNSTAIRS W.C.

THROUGH LOUNGE/DINING ROOM

24' 10" x 13' 7" max (7.56m x 4.14m)



CONSERVATORY

11' 3" x 9' 9" (3.43m x 2.97m)



BREAKFAST KITCHEN

18' 0" x 11' 0" max (5.48m x 3.35m)



FIRST FLOOR LANDING

BEDROOM ONE

13' 2" x 13' 0" (4.01m x 3.96m)



EN-SUITE SHOWER ROOM

7' 4" x 6' 3" (2.23m x 1.90m)



BEDROOM TWO

11' 7" x 11' 7" (3.53m x 3.53m)



BEDROOM THREE

11' 7" x 8' 5" (3.53m x 2.56m)



BEDROOM FOUR

8' 0" x 7' 8" (2.44m x 2.34m)

FAMILY BATHROOM

8' 5" x 7' 5" (2.56m x 2.26m)



INTEGRAL GARAGE

18' 5" x 8' 6" (5.61m x 2.59m)

VIEWING ARRANGEMENTS

Appointment is strictly by appointment with Thomas Lardner
Romiley Office - telephone number 0161 494 5136.

GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1570 sq.ft. (145.9 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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