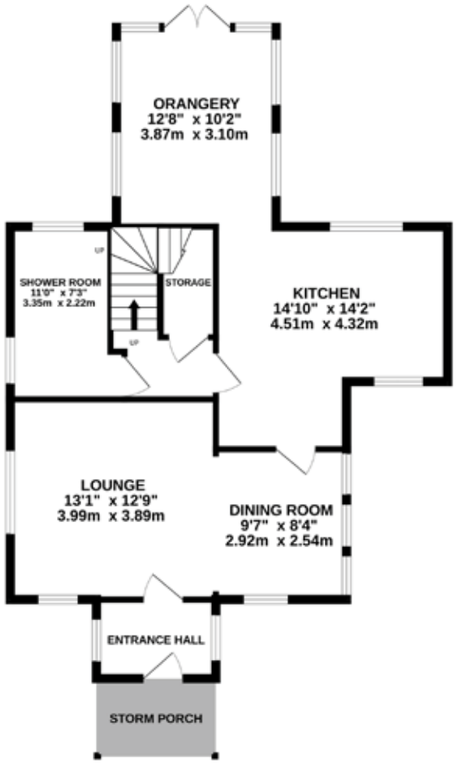
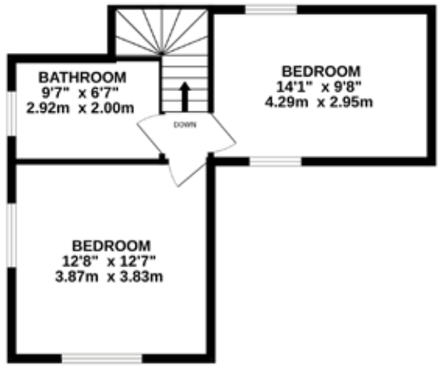
GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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

WATERMEETINGS COTTAGE

Marple Bridge

OFFERS IN EXCESS OF
£500,000



NO HIGHER CHAIN

Situated in a picturesque location on the banks of the River Etherow, a charming detached cottage boasting pleasant gardens and a wealth of charm and character.

The Property Ombudsman

GASCOIGNE HALMAN

- Good sized private garden
- Secluded riverside position
- Orangery with glass ceiling and French doors to garden
- Stylish kitchen with range cooker and exposed beams
- Luxurious refitted bathrooms
- Gated driveway
- Vaulted ceilings with exposed beams and character
- Cosy living room with wood burning stove
- Outdoor storage shed

OFFERS IN EXCESS OF
£500,000

WATERMEETINGS COTTAGE

Marple Bridge

















This charming, historic cottage enjoys an idyllic rural location on the banks of the River Etherow and adjacent to Brabyns Park, yet is still only a short drive from Marple Bridge village centre. Believed to have been built circa 1800, this picturesque detached property boasts many period and character features and has been recently enhanced with stylish kitchens, bathrooms and an delightful orangery.

The accommodation briefly comprises, covered porch, entrance hall, large lounge/dining room with feature cast iron stove and exposed ceiling beams, good sized fitted dining kitchen, orangery and large shower room.

To the first floor there are two double bedrooms and a beautifully fitted bathroom with feature free-standing bath.

There are pleasant lawned gardens to the rear which run along the riverbank to one side and which border fields on the other side. To the front the there is York stone area providing parking.

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
For SatNav purposes: SK6 5LA

TENURE
Freehold. Subject to verification 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: E

VIEWING
Strictly by appointment through the agents.