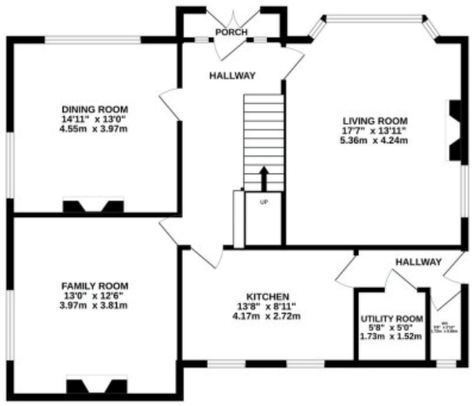
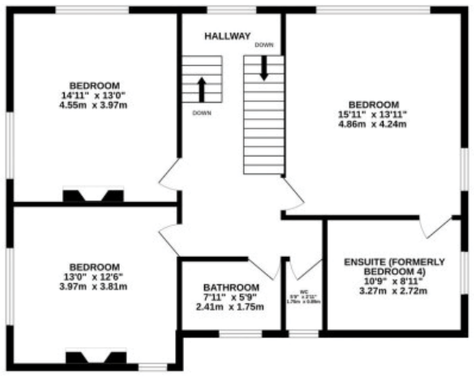
1 GARTH ROAD
Marple

£835,000

GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR
890 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 1805 sq.ft. (167.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Detached three-bedroom home in central Marple with three receptions, two bathrooms, large gardens by the park, and walking distance to amenities and train station. Quiet end-of-road location and offered with NO ONWARD CHAIN.

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

The Property Ombudsman

GASCOIGNE HALMAN

- Detached Home In Central Marple Position
- Close to shops and amenities including the train station and park
- Scope to be enhanced or extended (subject to planning)
- Three reception rooms
- Good sized plot with mature gardens
- No Onward Chain
- Off Road Parking and Garage
- Currently three double bedrooms but previously four

£835,000

1 GARTH ROAD

Marple










DESCRIPTION

Nestled in the heart of Marple, this detached three-bedroom home offers a fantastic opportunity for those looking to put their own stamp on a home. Sitting in well proportioned gardens at the end of a quiet road, next to the Memorial Park, the sale of 1 Garth Road will make for an exciting opportunity for those looking to live in a quiet setting central Marple.

The property benefits from three reception rooms, kitchen and downstairs WC. On the first floor there are three bedrooms, large en-suite and bathroom. The en-suite was previously the fourth bedroom.

Externally the property standing in mature grounds and borders the park. All of Marple's central amenities fall within walking distance including the train station.

LOCATION

Marple is a small town situated on the edge of beautiful countryside, yet Manchester city centre is less than 30 minutes away by train. Boasting parks and extensive recreational facilities, it is situated where the Peak Forest and Macclesfield canals meet and the canal towpaths provide extensive and beautiful walks. The centre hosts a wide selection of cafes, restaurants and bars, it also is the home of a popular independent cinema and many social and sports organisations and clubs are close by. There are regular well attended community events throughout the year which add to Marple's friendly atmosphere. There are a number of well- regarded educational establishments in the area, from nursery schools to the Marple campus of Cheadle and Marple Sixth Form College. Marple station provides services to Manchester city centre and Sheffield whilst Rose Hill station provides commuter services to Manchester. The access points to the motorway network can be found at Bredbury and Stockport East junctions.

DIRECTIONS

Sat-Nav: SK6 6PB

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: F

VIEWING

Viewing strictly by appointment through the Agents.