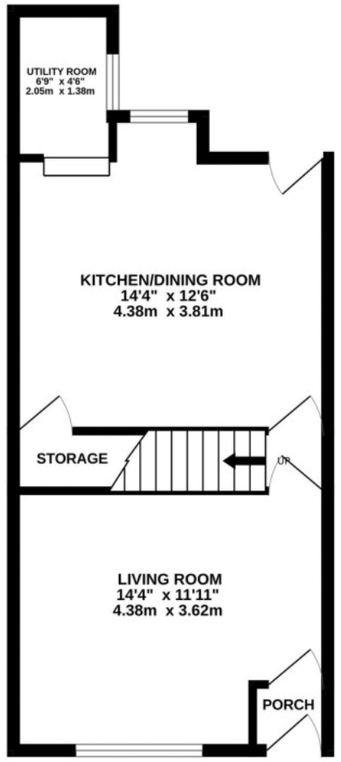
13 SUNWELL TERRACE

Marple

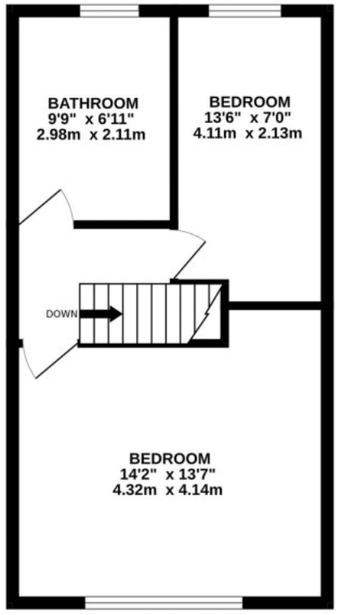
£300,000



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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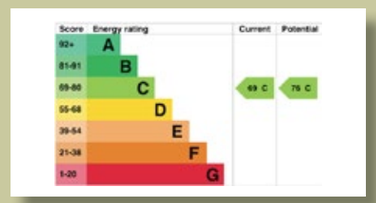

A TWO bedroom end-terrace property situated on the outskirts of Marple boasting well proportioned accommodation and low maintenance gardens.

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

- Central Marple within easy reach
- Modern decoration
- Pleasant living room with log burner
- Recently updated
- Close to attractive countryside walks
- Good transport links

£300,000

13 SUNWELL TERRACE

Marple

















Located in a popular area on the outskirts of Marple within easy reach of Marple Golf Club, Hawk Green Cricket Club, Marple Ridge and the picturesque Peak Forest and Macclesfield canals, this traditional end terrace property is bound to appeal to prospective purchasers. Overlooking the iconic Goyt Mill, the property offers well-proportioned accommodation which briefly comprises; lounge with feature fireplace housing a wood burner, dining kitchen, and separate utility. To the first floor there are two good sized bedrooms and a beautifully appointed bathroom with separate shower cubicle.

Externally, there is a low wall to the boundary of the front garden and there is an enclosed courtyard garden to the rear.

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 7JP

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: B

VIEWING

Viewing strictly by appointment through the Agents.