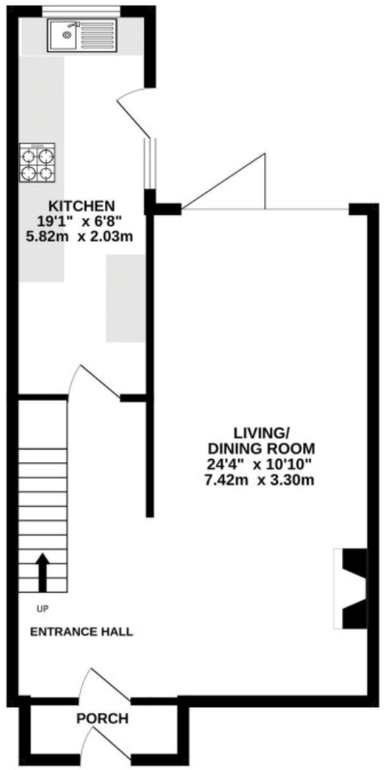
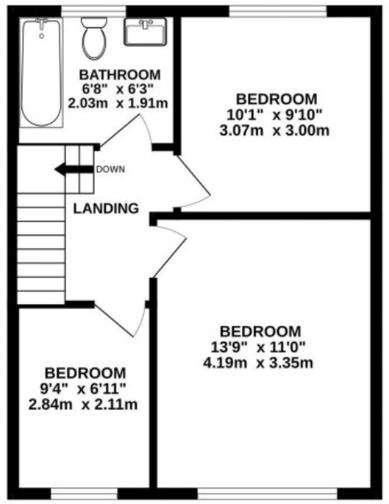
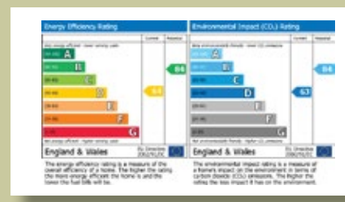
GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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

38 COMPSTALL ROAD

Marple Bridge

£425,000



A well proportioned three bedroom home which is presented to a superb standard throughout and benefits from a large driveway and easy to manage rear garden.

The Property Ombudsman

GASCOIGNE HALMAN

- Off-road parking with EV charger
- Landscaped private garden with patio area and astroturf for ease
- Outdoor seating area
- Light and spacious accommodation
- High quality bespoke kitchen
- Open plan living area
- Stylish bathroom with walk-in shower and bath
- Bi-fold doors to south-facing rear garden
- Gas fired central heating

£425,000

38 COMPSTALL ROAD

Marple Bridge

















A fantastic oppurtunity to acquire a superb three-bedroom home on Compstall Road, Marple Bridge which has been updated throughout in recent years.

This fantastic, spacious home is set well back from the road and enjoys a popular location, close to both Marple Bridge and Romiley. There are excellent transport links locally, good schools and easy access to the countryside and peak district.

Internally the property comprises, entrance porch, entrance hall which opens into the living room and dining area. The living area has plenty of natural light and there is a contemporary feature fire, only fitted within the last six months. There is a high quality fitted kitchen with quartz work surfaces, integrated appliances and a Quooker boiling water tap.

On the first floor there are three good sized bedrooms and a recently re-fitted bathroom which is complemented by attractive stylish tiling.

Externally, there is a good sized driveway to the front with EV charging point whilst to the rear there is a good sized garden with astroturf and decked area together with a second seating. There is also a brick built storage shed.

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 5HG

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: C

VIEWING
Strictly by appointment through the agents.