



Your Logo

# 80 Church Lane, Marple

Offers Over £270,000

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Honestly, this is one of those places you walk into and just grin. It's got that real cottage charm - roses climbing up the front, loads of character inside -but it's also been modernised really nicely, so it feels fresh and easy to live in.

The attention to detail is what makes it. Gorgeous tiling, plantation shutters, bits of exposed brickwork, exposed beams... it's got all the character you want, but it's been done in a clean, modern way rather than "old and tired". And the kitchen space is a great setup - modern, open, and really sociable, so you can cook and chat at the same time rather than being stuck in a little separate room.

Upstairs you've got two bedrooms, and the bathroom is spot on - modern but still in keeping with the cottage, so it doesn't feel like it's been plonked in from somewhere else.

And the location is a big part of the appeal. You're right in the middle of Marple village, so everything's on your doorstep -cafés, shops, bars, canal walks, trains... you can just leave the car and get on with life.

Outside is the real surprise: you've got your own private courtyard space, which is honestly amazing for being this central. It's slightly separate from the house, but that makes it feel like a little hidden sun trap. There's a massive storage shed out there too (so bikes, bins, garden stuff - all out of the way), and you could even make it into a summer-house setup if you wanted.

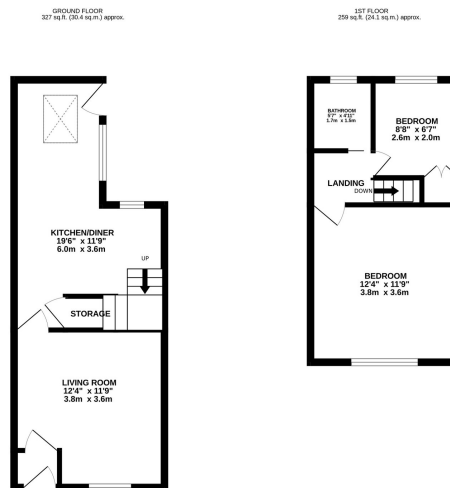
It's cute, unique, properly characterful, and in brilliant condition - plus it's empty, so no chain and no waiting around. And it also benefits from a car parking space, which is gold in the middle of the village.

In short: a little gem of a Marple cottage with proper charm, two bedrooms, a bathroom done in keeping with the style, a modern open kitchen space that's made for chatting, a private courtyard you just don't get in the village, and a parking space too. Perfect for first-time buyers, downsizers, or a professional couple who want something a bit special.





- Right in the heart of Marple village
- Modern open kitchen space
- Private walled courtyard
- Modern bathroom
- Beautiful attention to detail throughout
- Two bedrooms
- Loads of character
- Car parking space permit
- No chain / empty – ready to go
- A must view



TOTAL FLOOR AREA: 586 sq ft (54.5 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are taken from the centre of the room and are not intended to be used for legal purposes. The floorplan is provided for information only and does not constitute an offer of any property. The floorplan is provided for information only and does not constitute an offer of any property. The floorplan is provided for information only and does not constitute an offer of any property.