



COUNTRY  
HOLMES

## Lower Fold, Marple Bridge

£300,000

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- Beautiful stone-built mid-terrace cottage
- Spacious open-plan lounge and dining area
- Two good-sized bedrooms
- Cellars with utility and storage areas
- Allocated parking space in secure rear car park
- Central Marple Bridge village location
- Modern fitted kitchen with integrated appliances
- Stylish contemporary bathroom
- Rear patio area



This charming stone-built mid-terrace cottage offers the perfect blend of traditional character and contemporary living. Ideally positioned in the heart of Marple Bridge village, the property is just a short walk from local shops, cafés, bars, and transport links.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>87</b> |
| (69-80) <b>C</b>                            | <b>69</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |