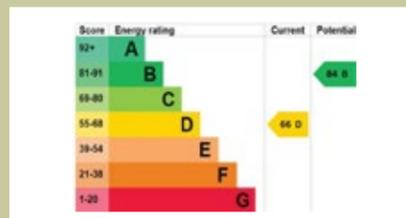
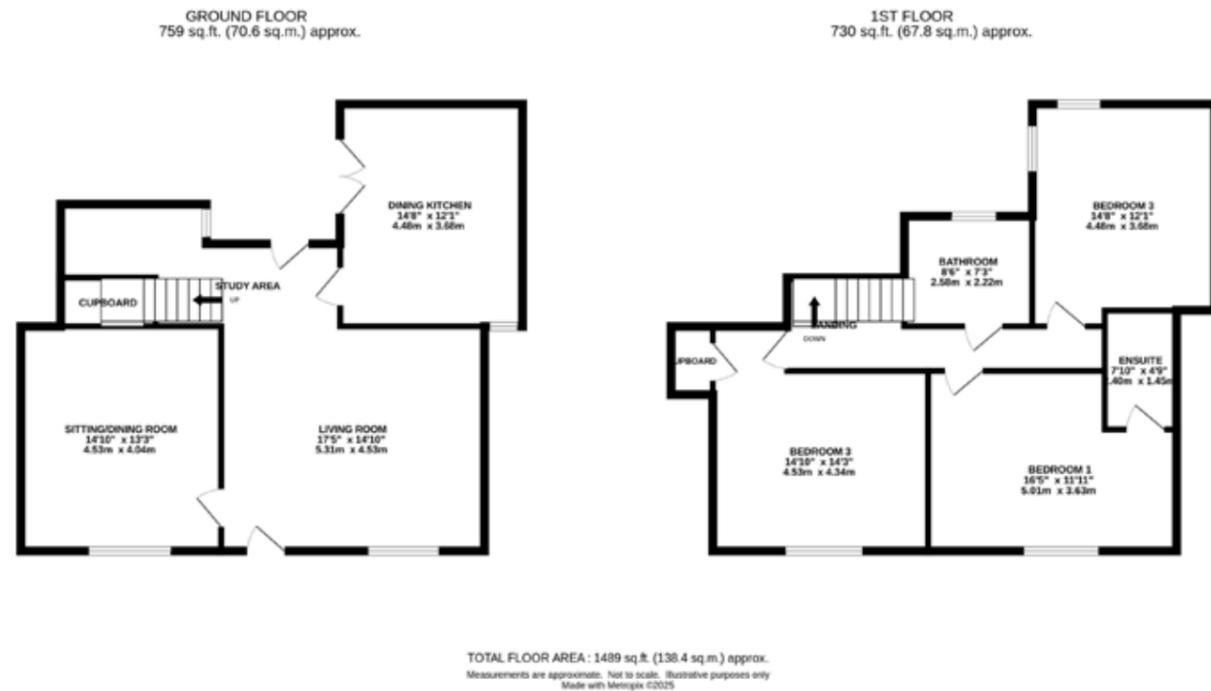


**63 MOOR END ROAD**  
Mellor  
**£439,950**



**NOTICE**  
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THE AREAS LEADING ESTATE AGENCY

Marple Bridge  
10, Town Street, MARPLE BRIDGE SK6 5DS  
0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

Oozing charm and character, a beautifully presented stone built THREE DOUBLE BEDROOM semi detached property nestled within the picturesque village of Mellor. Maintained to a high standard throughout offering accommodation that is ready to be enjoyed.

- THREE DOUBLE BEDROOM STONE DETACHED PROPERTY
- DECEPTIVELY SPACIOUS DOUBLE FRONTED HOME
- GLORIOUS VIEWS
- FRONT GARDEN AND ENCLOSED REAR COURTYARD

- TWO LARGE RECEPTION ROOMS AND DINING KITCHEN
- MODERN FITTED BATHROOM AND EN-SUITE SHOWER ROOM
- NEW BOILER FITTED EARLY 2025

**£439,950**

**63 MOOR END ROAD**

Mellor



**DESCRIPTION**

A magnificent opportunity to purchase a fantastic stone built, semi detached cottage in a enviable location. In brief the accommodation comprises of TWO generous sized reception rooms, currently utilised as a dining room and an EXPANSIVE living room with delightful cottage features such as a brick faced chimney breast and exposed wood ceiling beams which create a cosy and inviting atmosphere. To the rear is an attractively fitted dining kitchen, looking out onto an enclosed courtyard garden. There is also a space that would make for an ideal home office.

On the first floor there are three excellent double bedrooms, a family bathroom en-suite facilities to the main bedroom. Externally, the home sits on a delightful plot with lawned south-facing GARDENS to the front and an enclosed courtyard at the rear. There is also a handy garden store . Situated within the idyllic village of Mellor, the property enjoys close proximity to scenic countryside and a variety of fantastic walking routes. Local amenities are nearby, including shops, food/drink establishments and reputable schools. Furthermore, nearby Marple train station provides a direct service into Manchester city centre.

**LOCATION**

Mellor is situated close to some of Cheshire and Derbyshire's finest countryside and boasts a popular sports club and primary school. Nearby Marple Bridge caters for most day to day requirements whilst 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**  
POSTCODE : SK6 5PT

**TENURE**

Freehold. To be confirmed 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.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignealman.co.uk

**GASCOIGNE HALMAN**