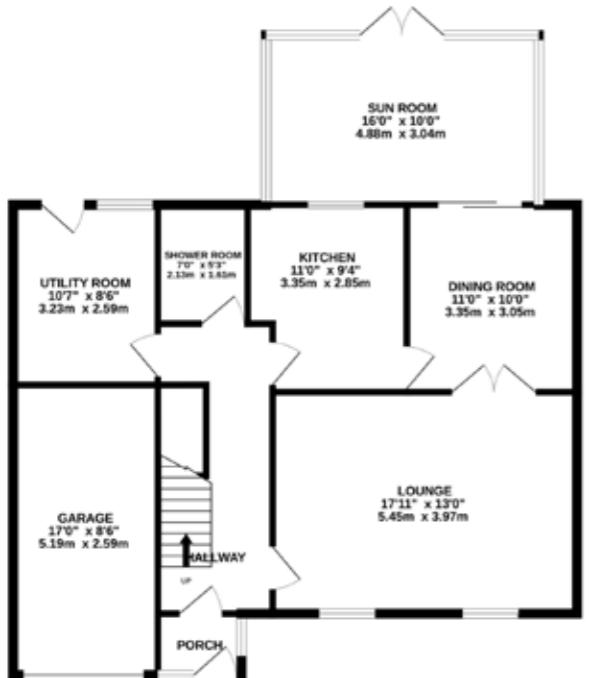
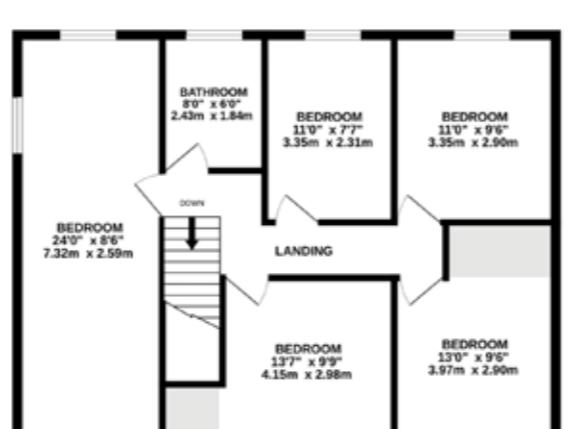


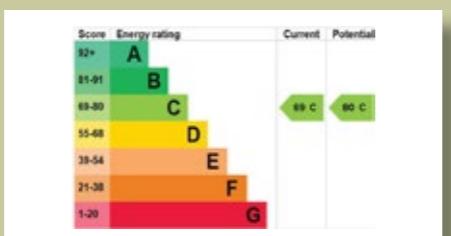
GROUND FLOOR  
1004 sq.ft. (93.2 sq.m.) approx.



1ST FLOOR  
759 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 1763 sq.ft. (163.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Menigit ©2025



## 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



A sizeable FIVE bedroom detached family home situated close to the heart of Marple Bridge village and offering GREAT POTENTIAL. The property boasts gardens, driveway parking and integral garage and is offered with NO HIGHER CHAIN.

GASCOIGNE HALMAN

- SPACIOUS FAMILY ACCOMMODATION - FIVE BEDROOMS
- GREAT POTENTIAL
- LOUNGE, DINING ROOM, SUN ROOM
- KITCHEN, D'STAIRS SHOWER ROOM

- FIVE BEDROOMS, FAMILY BATHROOM
- GARAGE, DRIVEWAY PARKING
- GARDENS FRONT AND REAR
- \*\*NO HIGHER CHAIN\*\*

£ 575,000

6 RAE BURN DRIVE

Marple Bridge



#### DESCRIPTION

Situated within easy reach of the many facilities of Marple Bridge, this detached family home is also located close to local primary schools and is ideal for the young growing family.

Offered to the market with no onward chain, the property offers great potential to update and improve to create a fantastic family home. In brief the accommodation comprises; entrance porch, hall, lounge, dining room, kitchen, sun room, useful downstairs shower room and utility with access to the rear garden. To the first floor there are five bedrooms and a family bathroom

Externally, a paved driveway provides off road parking and access to the integral garage. The front garden is laid to lawn and a pathway leads down the side of the property to the rear. The rear garden has the benefit of a good sized paved patio, lawn area and further patio seating area.

#### LOCATION

Marple Bridge caters for most day to day requirements and boasts popular eateries and easily accessible countryside walks. 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

POSTCODE: SK6 5QE

#### 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.

T W E N T Y   N E T W O R K E D   O F F I C E S   T H R O U G H O U T   C H E S H I R E ,   S O U T H   M A N C H E S T E R   &   T H E   H I G H   P E A K