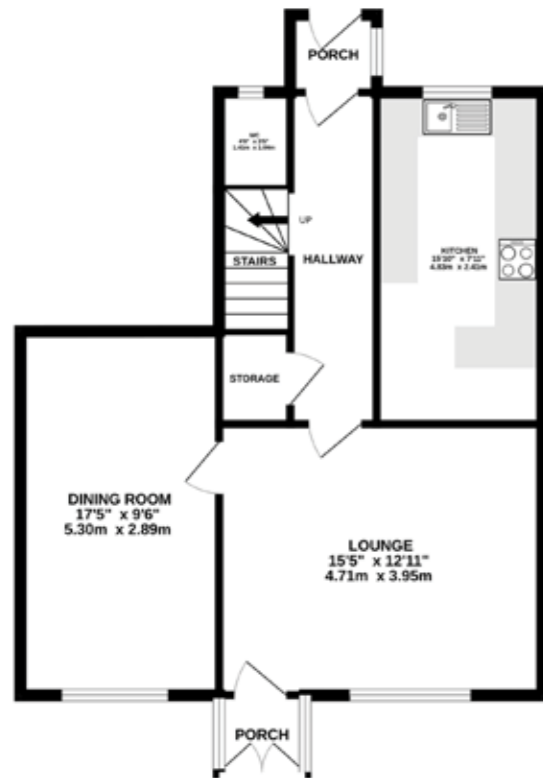
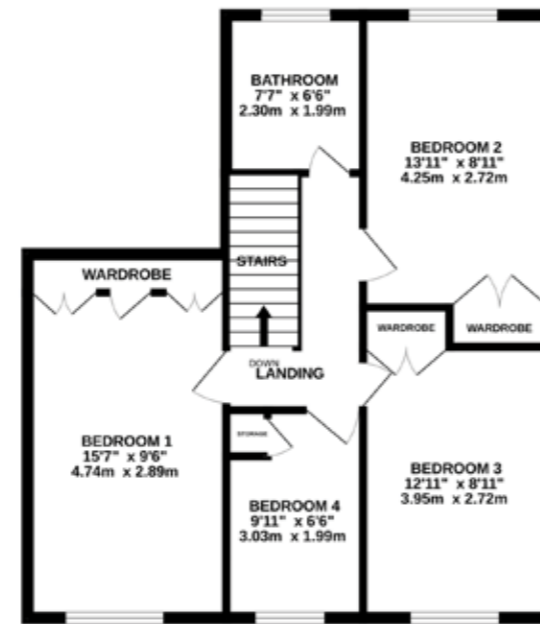


**24 RICROFT ROAD**  
Compstall  
**OFFERS OVER**  
**£375,000**

GROUND FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1249 sq.ft. (116.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©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@gascoignealman.co.uk

gascoignealman.co.uk



**GASCOIGNE HALMAN**

A modern FOUR bedroom end terrace family home situated in a quiet village location and boasting detached garage, driveway parking and low maintenance rear patio garden.

- QUIET VILLAGE LOCATION
- LOUNGE, DINING ROOM
- KITCHEN, DOWNSTAIRS WC

- FOUR BEDROOMS, FAMILY BATHROOM
- DETACHED GARAGE, DRIVEWAY PARKING
- LOW MAINTENANCE REAR GARDEN

**OFFERS OVER  
£375,000**

**24 RICROFT ROAD**

Compstall



**DESCRIPTION**

Situated within the sought after village of Compstall, close to the well known beauty spot, Etherow Country Park, this end mews style property offers attractively presented family accommodation in a quiet residential location.

The internal accommodation briefly comprises; entrance porch, hall, lounge with feature fireplace, dining room, fitted kitchen with breakfast bar, downstairs WC and rear porch. To the first floor there are four bedrooms, two with fitted wardrobes, and a family bathroom.

Externally, to the front the property can be accessed via a pedestrian walkway from Ricroft Road. There is a separate paved driveway (also accessible direct from Ricroft Road) to the side of the property which provides off road parking and access to the detached garage. There is also a pathway from the driveway to the house itself. There is a pleasant front garden which extends along the side of the garage and which includes a seating area, lawn area, and specimen shrubs and trees. The rear garden is a low maintenance paved patio area providing a pleasant seating/al fresco dining space.

**LOCATION**

Compstall is a pretty village situated next to Etherow Country Park and close to Marple Bridge which caters for most day to day requirements whilst nearby Marple and Romiley offer a wide range of shops, restaurants, educational and recreational facilities. For the commuter both Marple and Romiley 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 5JR

**TENURE**

Leasehold for a term of 500 years from 1st September 1967 subject to a ground rent of £15.00 per annum. 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 : D

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**