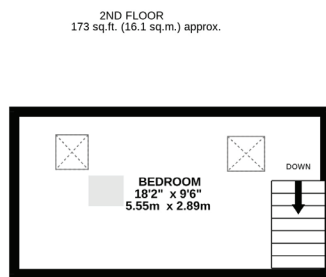
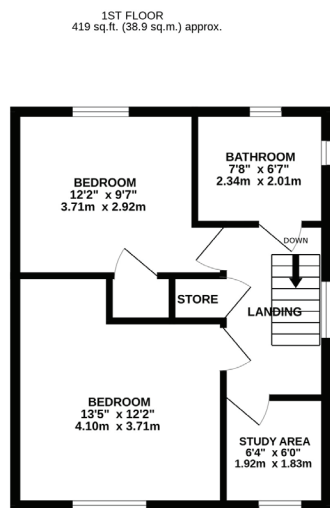
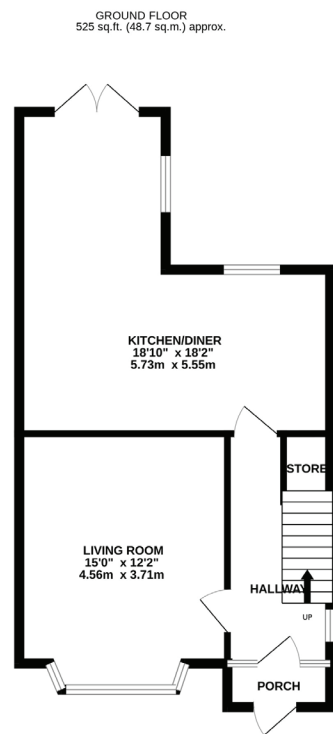
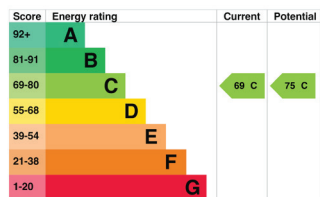


3 RUSHTON DRIVE
Marple
£395,000



TOTAL FLOOR AREA: 1117 sq.ft. (103.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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



GASCOIGNE HALMAN

Modern three-bedroom semi-detached house with two receptions, open plan kitchen, attic room, stylish bathroom, driveway, and landscaped garden. Bright, neutral decor, move-in ready. NO ONWARD CHAIN!

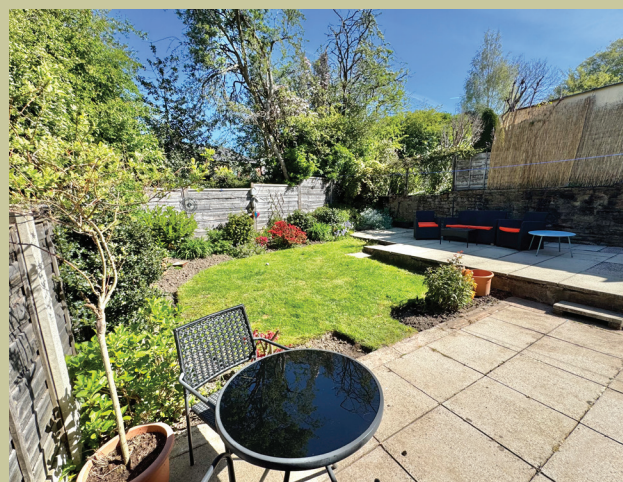
- Convenient for Marple Centre, transport links and canalside walks
- Semi-detached home in a popular location
- Off-road parking
- Modern kitchen with integrated appliances
- Open plan kitchen dining area

- Garden access via French doors
- Landscaped garden with patio area
- Modern shower room
- Study Area
- Attic conversion with Velux window

£395,000

3 RUSHTON DRIVE

Marple



This attractive three-bedroom, semi-detached house offers versatile and modern living spaces ideal for families or professionals. The property features two well-proportioned reception rooms, including an inviting living area with a modern fireplace and a large bay window that bathes the room in natural light. The contemporary open plan kitchen and dining area boasts sleek units, integrated appliances, ample counter space, and garden access through French doors. Upstairs, two bright double bedrooms benefit from generous windows and built-in storage, while an impressive attic conversion with a Velux window provides additional flexible living space. The home also includes a stylish modern bathroom with a glass-enclosed shower, heated towel rail, and a frosted window for privacy.

Additional highlights include off-road parking with a paved driveway and a charming front garden that enhances the property's kerb appeal. At the rear, a beautifully landscaped garden with a spacious patio and outdoor seating offers a private retreat perfect for entertaining or relaxing in tranquil surroundings. The interior is finished in neutral tones with quality flooring and modern decor throughout, creating a welcoming and move-in ready environment. Abundant natural light flows through large windows and glass doors, seamlessly connecting indoor and outdoor spaces for comfortable everyday living.

LOCATION

Marple is a small town situated on the edge of beautiful countryside, yet Manchester city centre is less than 30 minutes away by train. Boasting parks and extensive recreational facilities, it is situated where the Peak Forest and Macclesfield canals meet and the canal towpaths provide extensive and beautiful walks. The centre hosts a wide selection of cafes, restaurants and bars, it also is the home of a popular independent cinema and many social and sports organisations and clubs are close by. There are regular well attended community events throughout the year which add to Marple's friendly atmosphere. There are a number of well-regarded educational establishments in the area, from nursery schools to the Marple campus of Cheadle and Marple Sixth Form College. Marple station provides services to Manchester

city centre and Sheffield whilst Rose Hill station provides commuter services to Manchester. The access points to the motorway network can be found at Bredbury and Stockport East junctions.

DIRECTIONS

For SatNav Purposes: SK6 7LS

TENURE

Leasehold. Subject to verification 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: C

VIEWING

Strictly by appointment through the agents.

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



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GASCOIGNE HALMAN