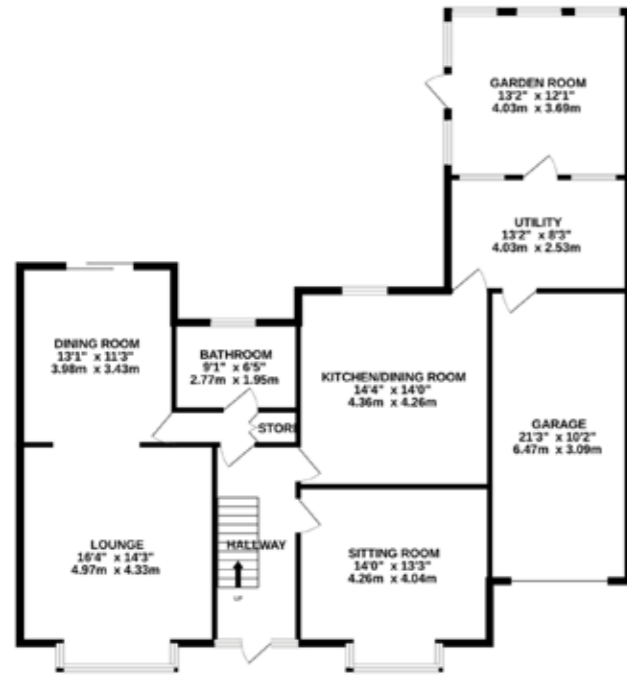


69 COTE GREEN ROAD
 Marple Bridge
£795,000

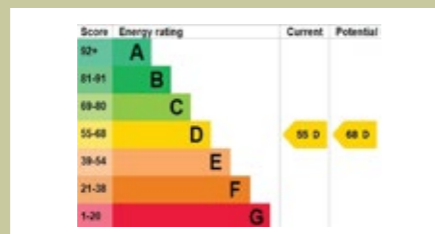
GROUND FLOOR
 1395 sq.ft. (129.6 sq.m.) approx.



1ST FLOOR
 636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 2031 sq.ft. (188.7 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metriplan ©2026



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

A spacious THREE bedroom detached property offering flexible accommodation, garage, driveway parking, extensive rear garden, and fabulous uninterrupted views to the rear.
**** NO HIGHER CHAIN****

- SPACIOUS DETACHED PROPERTY
- LOUNGE, DINING ROOM, SITTING ROOM
- DINING KITCHEN, UTILITY
- GARDEN ROOM, D'STAIRS BATHROOM
- THREE BEDROOMS, TWO SHOWER ROOMS

- DRIVEWAY PARKING, ATTACHED GARAGE
- LARGE REAR GARDEN
- UNINTERRUPTED PANORAMIC VIEWS
- **NO HIGHER CHAIN**

£795,000

69 COTE GREEN ROAD

Marple Bridge



DESCRIPTION

Situated on the outskirts of Marple Bridge village, this detached property offers great potential to update and improve to create a spacious family home in a stunning location.

Offered with no higher chain, the property currently comprises: entrance hall, bay-fronted lounge which opens through to a dining room, sitting room, and good sized dining kitchen, and separate utility room. There is a useful downstairs bathroom, and garden room which provides access to the large rear garden. To the first floor there are three bedrooms and two shower rooms.

Externally, the property is set well back from the road and a paved driveway provides ample off road parking/turning space and access to the attached garage. The front garden is mainly laid to lawn with hedging to the boundaries. The large rear garden includes a paved patio area accessible directly from the garden room, large lawn and uninterrupted long range views over the countryside to the rear.

LOCATION

Marple Bridge caters for most day to day requirements whilst 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 5EN

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



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