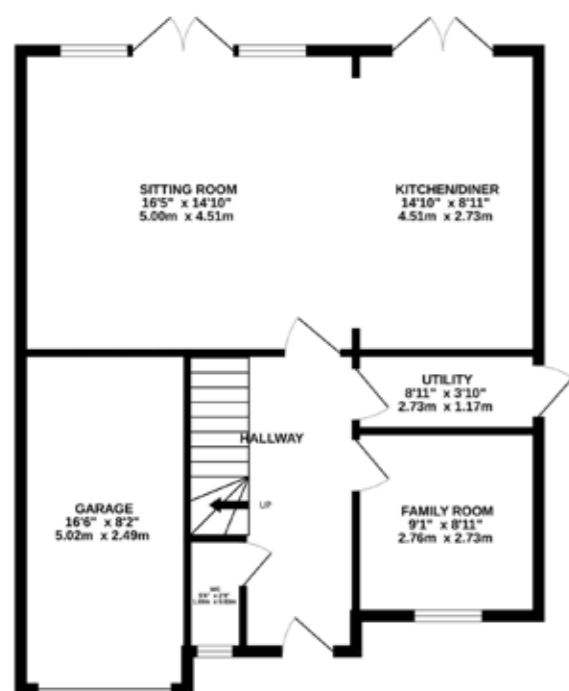


4 BROWN LANE

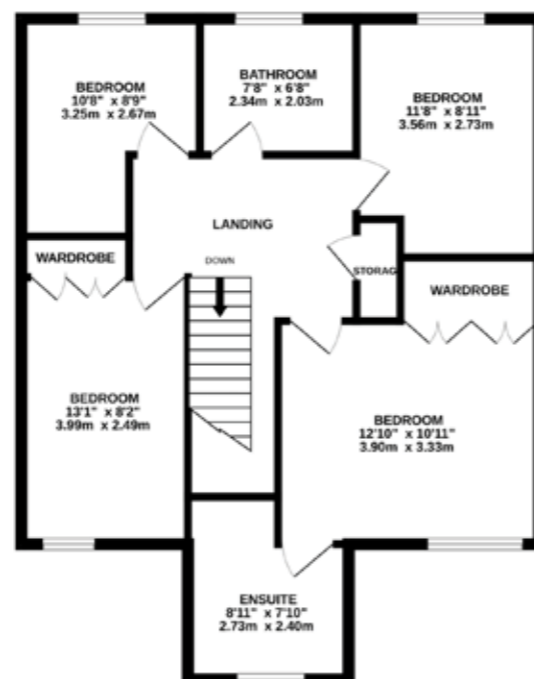
Marple

£625,000

GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 1451 sq.ft. (134.8 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



Positioned on a small no through road on this modern development we offer this fantastic FOUR bedroom detached family home which offers wonderful accommodation, good sized GARDENS, PARKING and GARAGE, all within a stone's throw of Marple centre.

GASCOIGNE HALMAN

- MODERN DETACHED FAMILY HOME
- OPEN PLAN LOUNGE, DINING KITCHEN
- MODERN DINING KITCHEN
- FOUR GOOD SIZED BEDROOMS
- FAMILY BATHROOM AND EN-SUITE SHOWER ROOM

- DRIVEWAY PROVIDING OFF ROAD PARKING
- GARAGE and SEPARATE UTILITY ROOM
- GOOD SIZED SOUTH FACING LAWNED REAR GARDEN AND LARGE PATIO AREA
- NO ONWARD CHAIN

£625,000

4 BROWN LANE

Marple



Constructed in 2017 and still under the builder's guarantee, this residence is perfectly situated within a short stroll of the charming Marple village centre, perfect for any families wanting all amenities on their doorstep. The accommodation comprises of spacious entrance hallway, downstairs WC, under-stairs storage, a sizeable open plan living room with lovely feature double doors opening onto the rear garden, a modern dining kitchen again with doors opening to the rear garden, utility room and a separate family room/study. The first floor has a delightful landing with storage cupboard, loft access, large main bedroom fitted wardrobes and a stylish en-suite shower room, there are three further bedrooms and a modern fitted family bathroom.

Outside, to the front there is a tarmac driveway leading to the garage with up and over door. To the rear there is a good sized south facing enclosed rear garden mainly laid to lawn with a paved patio seating area. (Please note that in accordance with Section 21 of the Estate Agents Act 1979 we declare that the vendor is an employee of Gascoigne Halman)

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

SAT NAV - SK6 7FX

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 : E

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN