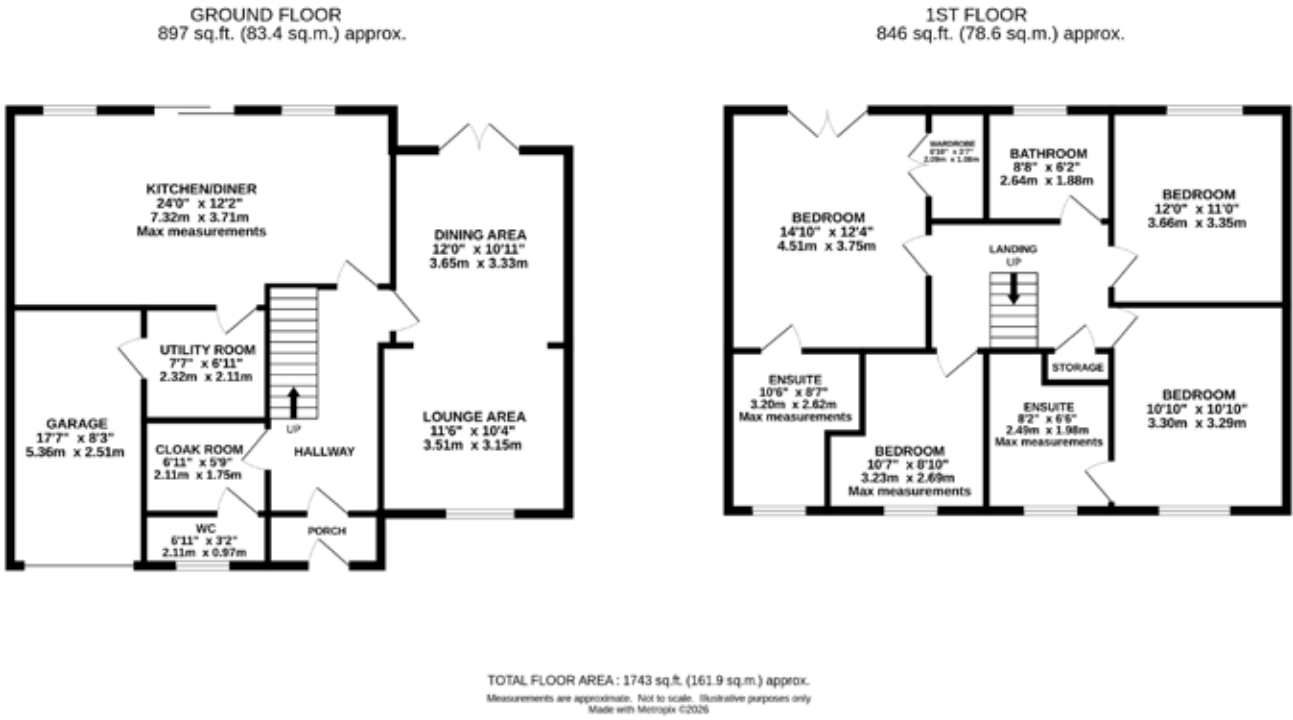




NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (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

Set in a beautiful semi rural location, on the edge of Marple Bridge village, this stunning family home offers extended and beautifully presented accommodation which is bound to appeal to prospective purchasers.

- Private landscaped garden with open aspect
- Spacious Indian stone patio and outdoor seating area
- Large Driveway providing off-road parking and garage
- Modern open plan kitchen and separate utility room
- Contemporary bathrooms with walk-in showers and heated towel rails

- Abundant natural light throughout
- Built-in storage solutions
- NO ONWARD CHAIN
- Four double bedrooms

£750,000

102 HOLLINS LANE

Marple Bridge



Enhanced and improved by the current owners, this attractive property briefly comprises: porch, entrance hall, cloakroom with built in storage, downstairs WC, fabulous lounge area with feature fireplace which opens through to a dining area with views to the rear, and impressive family dining kitchen fitted with an extensive range of eye and base level units and boasting glazed doors leading out to the rear garden. Utility room. To the first floor there are four double bedrooms (2 with en suites) and a family bathroom. Externally, a driveway provides ample off road parking and access to the integral garage. The gardens are mainly laid to lawn and the rear garden boasts a beautifully laid out

patio area, ideal for al fresco dining, which affords stunning views of the countryside beyond. The landscaped gardens are a true highlight, offering a private and tranquil haven with mature trees, lush greenery, and vibrant flower beds. Multiple patio areas provide perfect settings for outdoor dining and relaxation, while French or sliding doors from the house create easy garden access for indoor-outdoor living. Ample off-road parking is provided by a spacious gravel driveway and a single garage, complementing the charming front garden with its mature trees and welcoming facade. This home combines premium finishes and thoughtful details for a lifestyle of comfort and elegance.

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

For SatNav purposes: SK6 5DA

TENURE

Freehold. (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: 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