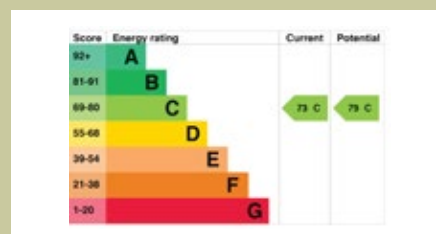
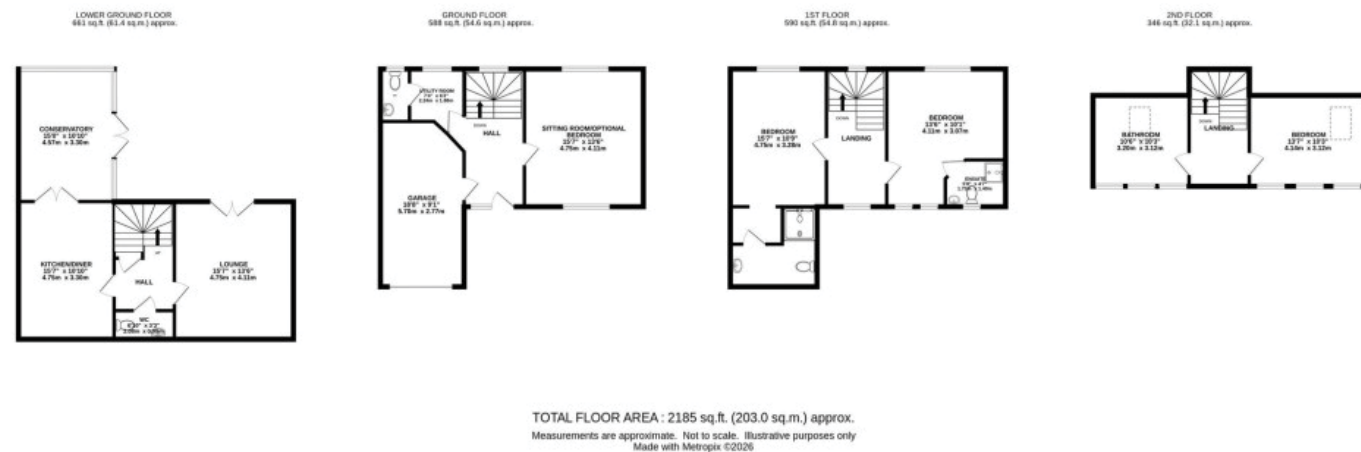


7 WEST TOWERS MEWS
Marple
£550,000



NOTICE
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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

Stunning four bed home over four floors with panoramic views, spacious living, three en suites, driveway, garage, and landscaped garden. Close to schools, amenities, and countryside.

- Spacious accommodation OVER 2100 Sq Ft
- Panoramic scenic views
- Four Spacious Double Bedrooms
- Off-road parking and Garage
- Modern open plan kitchen area
- Fantastic, popular location close to the centre of Marple
- Three Modern bathrooms and two separate WC's
- Ample built-in storage and wardrobes
- Well-maintained garden and outdoor entertaining areas

£550,000

7 WEST TOWERS MEWS

Marple



DESCRIPTION

This stunning versatile four bedroom family home boasts spacious family accommodation over four floors within an attractive, exclusive development with jaw dropping panoramic views to the rear. Close to many local amenities of the town, excellent schools and mere stroll to Marple Ridge and the stunning surrounding countryside. Beautifully presented accommodation throughout the floor floors briefly comprises an entrance hall, integral garage, living room / optional fourth bedroom, utility room and wc. The lower ground floors provides a generous sized lounge, wc, dining kitchen and conservatory.

Over the first and second floor are three double bedrooms, two of which have en suite shower rooms; with a large family bathroom on the second floor. Outside there is driveway parking to the front and an attractive low maintenance landscaped garden to the rear.

LOCATION

West Towers Mews is positioned under half a mile from the heart of the town, placing day-to-day amenities within easy reach. Families are well served by a number of well-regarded educational establishments. For commuters, transport links are excellent: Marple and Rose Hill railway stations offer regular services into Manchester Piccadilly in under 30 minutes, while frequent bus routes connect to Stockport, Hayfield, Mellor and Glossop. By car, the A555 provides a direct link

to Manchester Airport. Outdoor life is a major draw, located a short distance from Brabyns Park, the Roman Lakes and Etherow Country Park providing everything from weekend sport and scenic dog walks to sailing. Marple high street has evolved into a vibrant mix of cafés, bars and restaurants, complemented nearby, by The Marple Community Hub is due to open within the next few months with brand-new leisure facilities including a swimming pool and library. Additionally, The Regent Cinema — one of the last remaining independent cinemas in the UK — remaining a cherished local landmark. All this is to say, Marple combines strong community spirit, excellent connectivity, and outstanding access to the outdoors — making it one of the area's most sought-after places to call home.

DIRECTIONS

Sat-Nav: SK6 7GR

TENURE

Leasehold, subject to a 999 year lease from 3rd February 2004, subject to a ground rent of £350 per annum, and a current quarterly service charge of £285.61. (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: F

VIEWING

Viewing strictly by appointment through the Agents.

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



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