



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ecclesbridge Road, Marple, Stockport SK6 7PG

Guide Price **£375,000**

Much improved and extended four bed semi-detached enjoying large plot in an enviable position backing onto Marple Canal and towpath. Close to Hawk Green, Marple centre and its locks, the golf clubs of Marple and Mellor and only minutes drive from the Roman Lakes and Peak District National Park. Benefits from the installation of GFCH and double glazing. The bright, well presented interior briefly comprises, to the ground floor, porch, hall, two living rooms, dining room, kitchen, utility and wc. To the first floor, three bedrooms and contemporary bathroom/wc with shower and to the second floor, a useful landing and bedroom 4. Outside, a large detached garage and wide driveway providing hardstanding for multiple motor vehicles. Gardens are lawned to both front and rear with rear being well enclosed. A personal inspection comes highly recommended in order for one to fully appreciate the property on offer.

Bedrooms: 4 | Bathrooms: 1 | Receptions: 3

GROUND FLOOR

ENTRANCE PORCH

2.82m x 1.3m (9'3" x 4'3") max. Composite double glazed front door, double glazed window, ceiling downlighters, dado rail, double glazed door to hallway.

HALL

3.81m x 1.88m (12'6" x 6'2") max. Boxed radiator, staircase to first floor, understairs cupboard.

LIVING ROOM 1 (REAR)

3.86m x 3.4m (12'8" x 11'2") max. Double glazed windows, cast iron solid fuel burner inset to squared opening in chimney breast, marble hearth, timber mantelpiece.

LIVING ROOM 2 (REAR)

3.78m x 3.23m (12'5" x 10'7") max. Double glazed double doors and windows to rear garden, inset 'pebble effect' gas fire, contemporary vertical radiator, cornice.

DINING ROOM (FRONT)

3.78m x 2.72m (12'5" x 8'11") max. Double glazed window, radiator, ceiling downlighters, dado rail. Internal doors to/from living room, kitchen and hall.

KITCHEN (FRONT)

3.35m x 2.01m (11'0" x 6'7") max. Range of fitted base and wall cabinets incorporating one and a half bowl stainless steel sink unit with mixer tap, illuminated work surfaces with tiled wall backs, range cooker with electric oven/grill and 5 ring gas hob with extractor hood over, plumbed for automatic washing machine and dishwasher, double glazed window, ceiling downlighters, wood laminate flooring, squared opening to utility room and wc.

UTILITY/WC

2.46m x 2.03m (8'1" x 6'8") max. Double glazed window and door to rear, base and wall cabinets, ceiling downlighters. WC compartment with low level wc.

FIRST FLOOR

LANDING

Staircase balustrade, double glazed window, staircase to second floor, stripped pine doors.

BEDROOM 1 (REAR)

3.81m x 3.43m (12'6" x 11'3") max. Double glazed window, radiator.

BEDROOM 2 (REAR)

3.4m x 3.4m (11'2" x 11'2") max. Double glazed window, radiator.

BEDROOM 3 (FRONT)

2.44m x 2.44m (8'0" x 8'0") max. Double glazed window, radiator.

BATHROOM (SIDE)

2.36m x 1.73m (7'9" x 5'8") max. Contemporary white and chrome suite of shaped bath with mixer tap, chrome rainhead shower and rinser, vanity unit wash hand basin with drawers below, low level wc, chrome towel warmer/radiator, ceiling downlighters, double glazed window, part tiled walls.

SECOND FLOOR

LANDING

3.43m x 2.08m (11'3" x 6'10") max. Double glazed Velux skylight, ceiling downlighters, radiator, wall mounted gas CH boiler to alcove, eaves storage, exposed beam, squared opening to bedroom 4.

BEDROOM 4

3.66m x 4.27m (12'0" x 14'0") max. Into eaves, double glazed Velux skylight, ceiling downlighters, storage cupboards to eaves, exposed beams.

OUTSIDE

GARAGE

5.61m x 4.78m (18'5" x 15'8") max. Large detached concrete section garage with power and light, metal up and over door.

GARDENS

Well enclosed lawned rear garden with flagged patio and paths, planted borders, cold water tap, nightlighting, timber and concrete post boundary fencing, wrought iron side gate.

TENURE:

We have been advised by the present owner that the property is Freehold. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

COUNCIL TAX:

We have been advised that the Council Tax Band is B. All enquiries to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating is D. Further information is available on request and online.

VIEWING:

Strictly by appointment through Woodhall Properties 0161 483 5100.

OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm