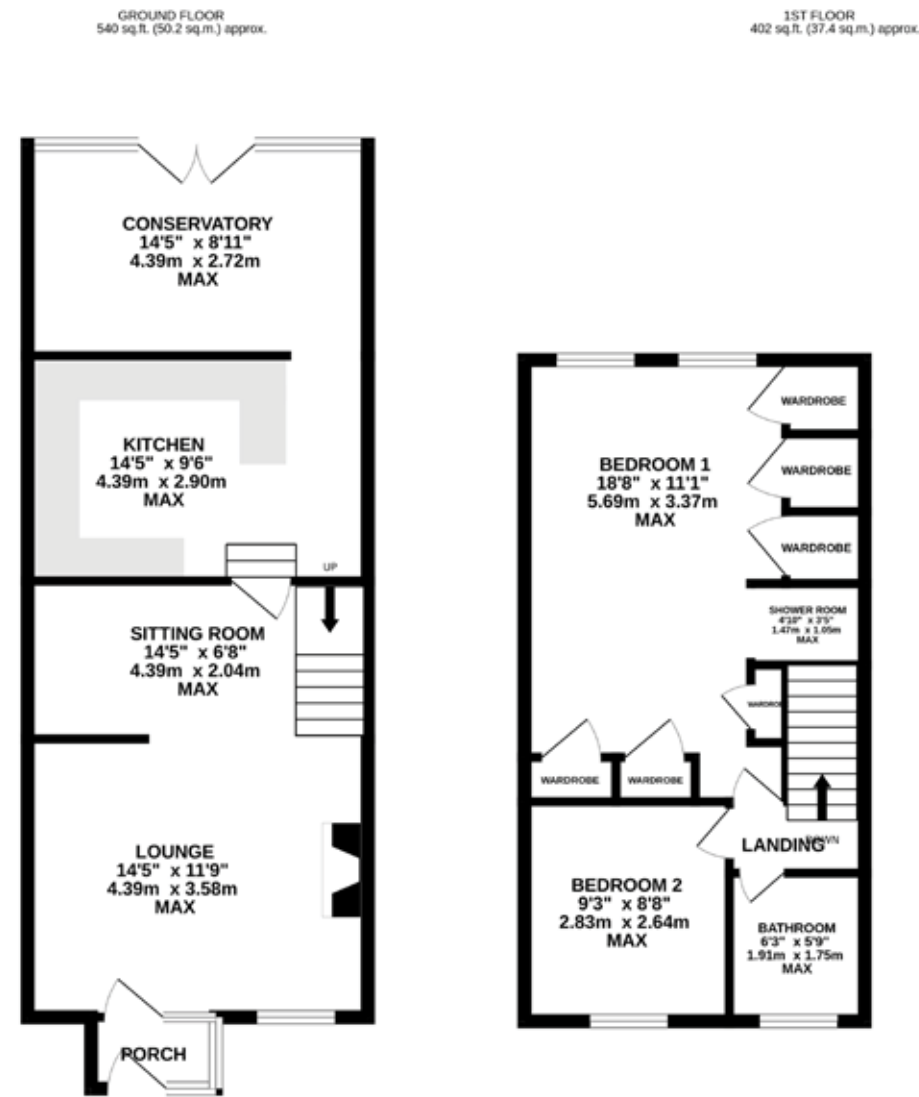


86 GIBB LANE
Mellor
£375,000



TOTAL FLOOR AREA: 942 sq.ft. (87.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metreplan 12/2014



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 charming TWO bedroom cottage situated in a beautiful semi rural location close to Mellor Golf Club. Boasting many period character features, stunning views, enclosed gardens and a garage with home office/study attached.
NO HIGHER CHAIN

- BEAUTIFUL SEMI RURAL LOCATION
- STUNNING VIEWS
- OFF ROAD PARKING

- DETACHED GARAGE WITH HOME OFFICE TO THE REAR
- TWO DOUBLE BEDROOMS
- PERIOD FEATURES THROUGHOUT

£375,000

86 GIBB LANE

Mellor



DESCRIPTION

A charming, stone cottage offering spacious accommodation with plenty of character and magnificent views across Mellor and beyond. The property in brief comprises, entrance porch, large living room with wood burning stove, dining area, fitted kitchen and a modern rear garden room. On the first floor there are two large double bedrooms, attractive bathroom all located off the landing.

Situated across the road, there is a nice private lawned garden and a off road parking space in front of the garage. There is a good sized garage with home office to the rear which has French doors leading onto the garden.

LOCATION

Mellor is situated close to some of Cheshire and Derbyshire's finest countryside and boasts a Golf Club, Sports Club and primary school. 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 5LZ

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 : D

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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