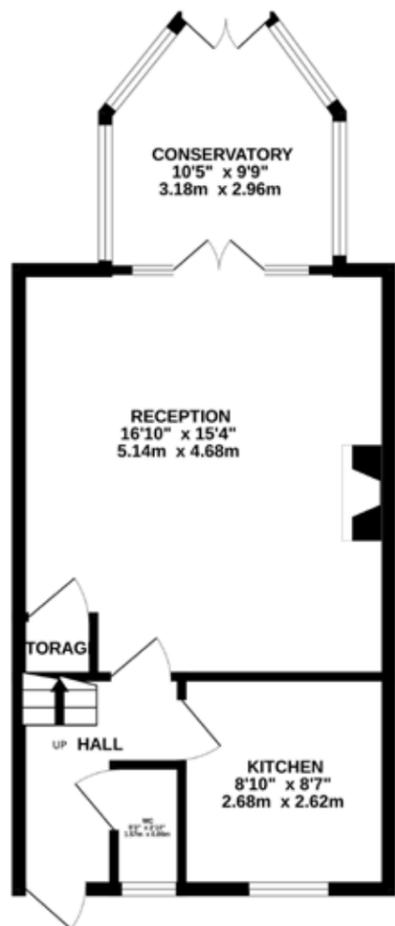
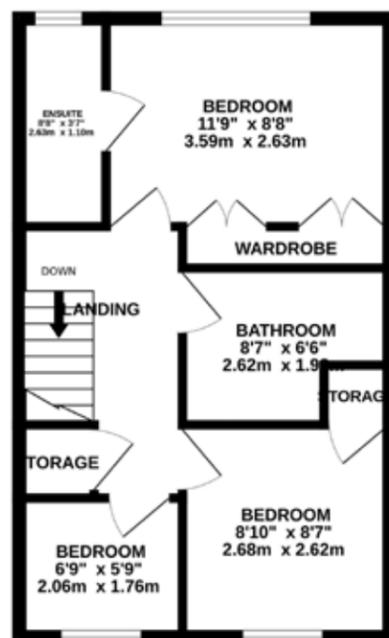


9 WATERS EDGE
Marple Bridge
£435,000

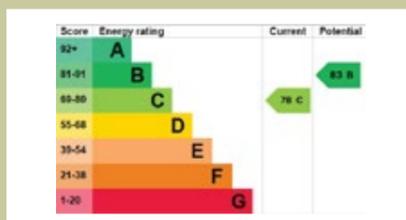
GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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

A most attractive THREE bedroom mid mews house situated in an exclusive enclave close to the heart of Marple Bridge. Boasting parking for two cars and rear garden which extends down to the banks of the River Goyt. ****NO HIGHER CHAIN****

Marple Bridge
10, Town Street, MARPLE BRIDGE SK6 5DS
0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO THE VILLAGE CENTRE
- GOOD SIZED LOUNGE OPENING INTO THE CONSERVATORY
- MODERN KITCHEN AND SEPARATE DOWNSTAIRS WC

- THREE BEDROOMS (1 EN SUITE), FAMILY BATHROOM
- PARKING FOR TWO CARS
- GARDEN EXTENDING TO THE BANKS OF THE RIVER GOYT
- **NO HIGHER CHAIN**

£435,000

9 WATERS EDGE

Marple Bridge



This most attractive property is located within the highly sought after Waters Edge development, which is situated in a tranquil setting by the River Goyt yet close to the many facilities of Marple Bridge village. Offered with no higher chain, the property briefly comprises: fitted kitchen, downstairs WC, lounge with feature fireplace and doors opening to the good sized conservatory which overlooks the rear garden and the river beyond. To the first floor there are three bedrooms (the master with en suite), and a family bathroom. Externally, the property has the benefit of two parking spaces.

There is a lovely rear garden which is divided into two sections. The first section is mainly laid to lawn with well stocked borders and patio seating area accessible directly from the conservatory. The second section extends down to the riverbank itself and boasts a further seating area which affords a lovely view over the river and towards Brabyns Park on the opposite bank.

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

POSTCODE : SK6 5EX

TENURE

Freehold. To be confirmed by Solicitors. The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regard to the potential timeframes involved.

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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