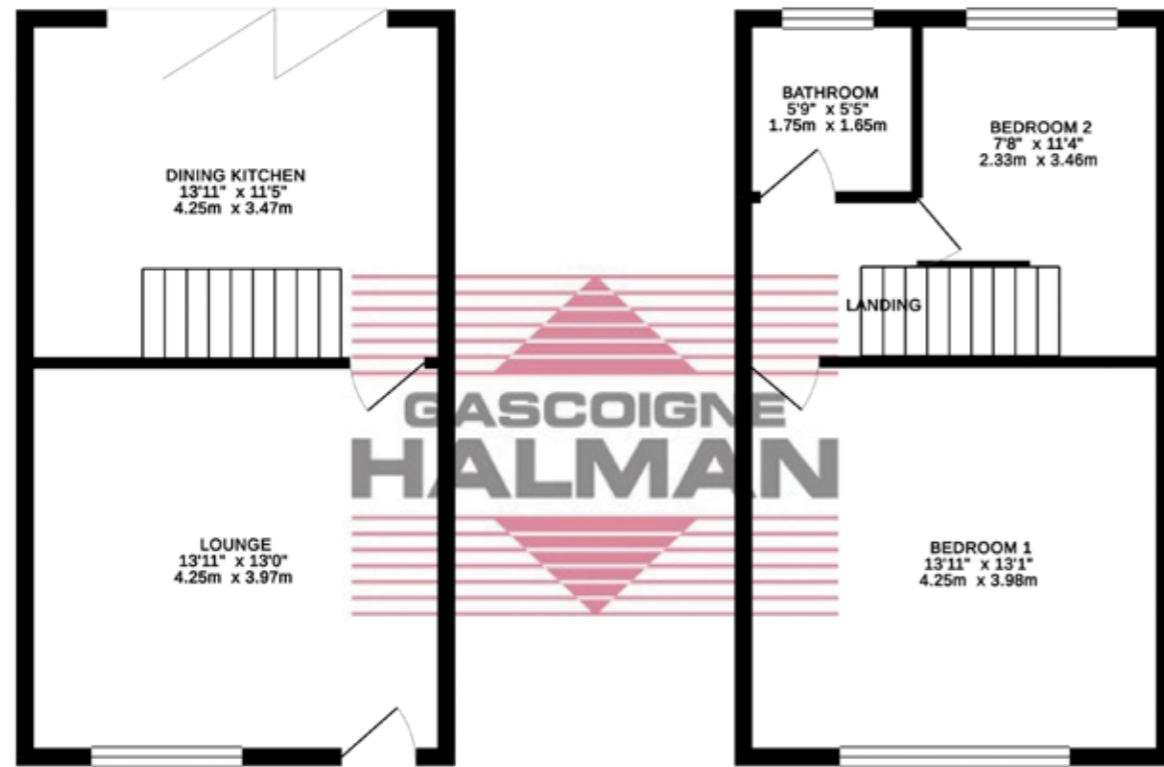


10 LEY LANE
 Marple Bridge
FIXED PRICE
£300,000

GROUND FLOOR 340 sq. ft.
 (31.6 sq. m.)

1ST FLOOR 340 sq. ft.
 (31.6 sq. m.)



TOTAL FLOOR AREA: 681 sq. ft. (63.2 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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 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

Recently refurbished and presented to the highest possible standard a stunning two double bedroom cottage situated in a delightful semi rural location boasting attractive gardens and views to the front over farmland.

- 1.1 Miles (approx) to Marple train Station
- Accommodation extending to 665 sq ft (approx)
- Completely refurbished accommodation
- Stunning views over an open aspect
- Highly regarded location

- Dining kitchen with bi-fold doors
- Lounge with wood burning stove
- Two double bedrooms with fitted wardrobes
- Stunning wet room
- Low maintenance gardens to front & rear

**FIXED PRICE
£300,000**

10 LEY LANE
Marple Bridge



DESCRIPTION

Situated on the outskirts of Marple Bridge village with fields to the front and rear, this beautifully presented mid terrace cottage has been completely updated and improved by the current owners. No expense has been spared in creating the lavish interior which benefits from the use of the finest materials, fixtures and the highest level of attention to detail that must be viewed to be appreciated. Situated in an elevated location boasting stunning views the accommodation in brief comprises; lounge with feature wood burning stove, dining kitchen with extensive range of contemporary high gloss units, integrated

appliances, centre island unit and bi-fold doors to the rear. To the first floor there are two double bedrooms both with fitted wardrobes and a stunning wet room. Externally, the property is set well back from the road with well planted, low maintenance front garden. The rear garden has recently been paved in Indian stone and offers low maintenance outside space.

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 5DD

TENURE

To be advised 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
VIEWING
Viewing strictly by appointment through the Agents.

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



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