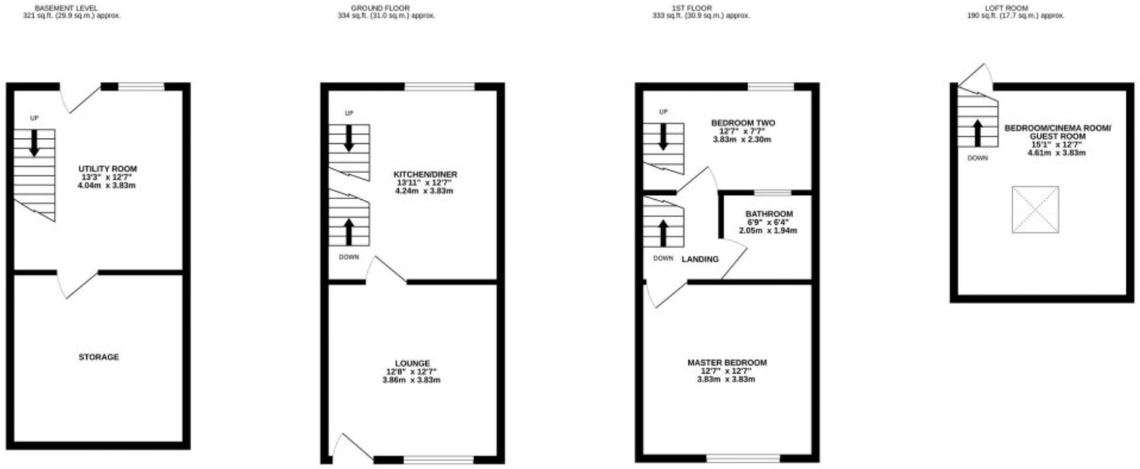


TOTAL FLOOR AREA : 1178 sq.ft. (109.4 sq.m.) approx.

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

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

gascoignehalman.co.uk

26 LOWER FOLD

Marple Bridge

£396,950



Beautifully presented three bedroom terrace cottage enjoying a central Marple Bridge position with accommodation across four floors. Spacious, modern fitted kitchen, living room with wood burning stove, cellar, sunny rear garden. Close to shops, schools, and transport links.

The Property Ombudsman

GASCOIGNE HALMAN

- Three bedroom, four storey home
- Prime position close to the centre of Marple Bridge
- Updated and stylish presentation throughout
- Modern kitchen and bathroom
- HETAS installed log burner
- Cellar for storage and ripe for redevelopment (STPP)
- Delightful south-facing rear garden

£396,950

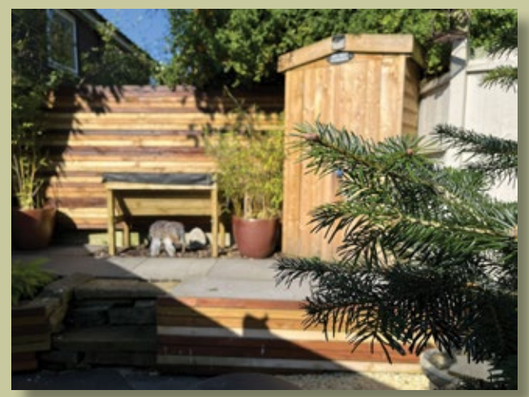
26 LOWER FOLD

Marple Bridge







Located in a popular residential area close to the centre of Marple Bridge, this beautifully presented three-bedroom terraced house offers a wonderful blend of modern comfort and classic charm. With well-proportioned living spaces, stylish finishes and excellent potential for further enhancement, it makes an ideal home for families and professionals alike.

On entering, you are welcomed by a bright and airy living room, featuring an attractive fireplace housing a wood-burning stove, creating a warm and inviting focal point. The adjoining kitchen/diner provides a wonderful setting for everyday meals and entertaining friends and family. Large windows flood the room with natural light, while the contemporary kitchen is fitted with stylish cabinetry, white quartz worktops and integrated appliances, creating a practical and elegant hub for modern living.

Upstairs, the principal bedroom is particularly impressive, benefiting from a large window that creates a bright and peaceful retreat. Across the landing, the second bedroom enjoys a pleasant outlook over the garden.

The third bedroom is located within the attic and is currently utilised as a versatile cinema room and home office, with a sofa bed providing comfortable accommodation for visiting guests.

A modern family bathroom serves the first-floor accommodation, featuring a sleek white suite, attractive tiling, and quality fittings that add a touch of luxury to everyday routines.

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

Sat-Nav: SK6 5DX

TENURE

Freehold. (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: C

VIEWING

Viewing strictly by appointment through the Agents.