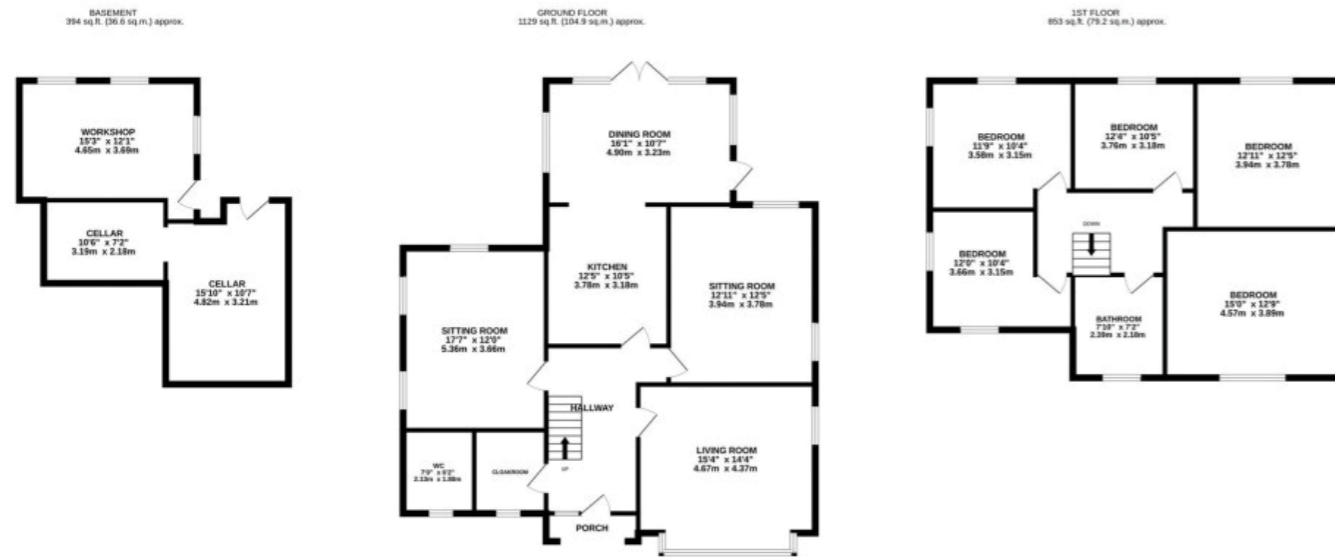
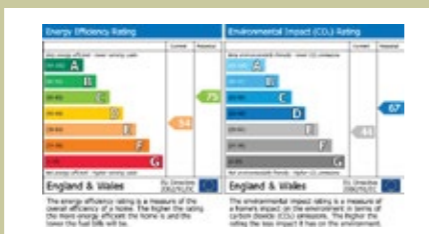


KNOWLE HOUSE
Knowle Road, Mellor
£1,050,000



TOTAL FLOOR AREA: 2376 sq.ft. (220.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropics ©2025



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

Standing proud in an EXTREMELY LARGE plot we offer for sale this handsome five-bedroom detached Edwardian residence which boasts an enviable position in one of the area's most popular locations. The property has retained many original features and has the benefit of a detached garage, cellars and a LARGE GARDEN.

- LARGE MATURE REAR GARDEN, STREAM AND PLENTY OF OFF ROAD PARKING
- THREE RECEPTION ROOMS
- PERIOD FEATURES THROUGHOUT
- HANDSOME , FIVE BEDROOM DETACHED FAMILY RESIDENCE

- IDEAL FOR THOSE LOOKING FOR A CONVENIENT, YET SEMI RURAL POSITION.
- CELLARS AND GARAGE
- POPULAR MELLOR LOCATION

£1,050,000

KNOWLE HOUSE

Knowle Road, Mellor



DESCRIPTION

A traditional, detached family home situated in the heart of Mellor close to the popular Mellor primary school make it a sought-after location for families. The property is within close proximity of Marple Bridge centre, bustling with its fantastic deli, cafes, independent shops and eateries. Overall, a stunning location wrapped in accessible glorious countryside. A most imposing home, with stacks of kerb appeal. Sitting on a generous plot with large driveway and stunning garden and detached garage. In brief, the accommodation comprises, large entrance hall, cloakroom and separate WC, three spacious reception rooms, fitted kitchen with Aga, opening into

a spacious dining area. On the first floor there are five good sized bedrooms and a family bathroom. Accessed from the outside there are also extensive cellars, one of which is currently used as a workshop. There is also a large, timber detached garage (with inspection pit) and driveway suitable for various vehicles. The stunning, mature gardens make this the ideal family home.

LOCATION

Mellor is situated close to some of Cheshire and Derbyshire's finest countryside and boasts a popular primary school and sports club. 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 5PL

TENURE

Leasehold for . (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 : F

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

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