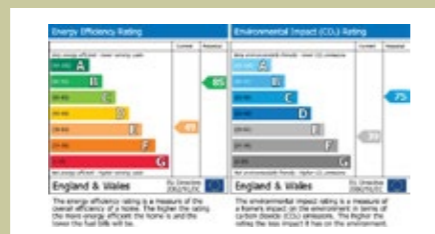
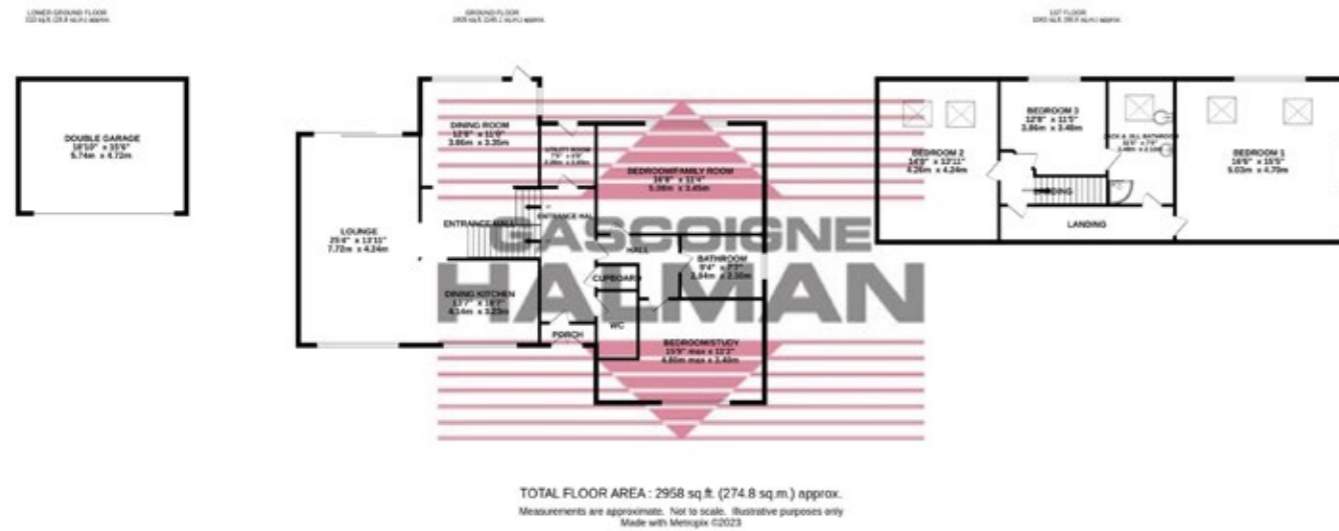


SQUIRREL'S LEAP
 46a Moor End Road, Mellor
OFFERS IN EXCESS OF
£925,000



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 stunning FOUR/FIVE bedroom detached property situated in an enviable semi rural location, boasting stylish contemporary accommodation, ample PARKING, detached DOUBLE GARAGE, large GARDENS, OUTBUILDINGS and PADDOCK.

- Fabulous location with grounds backing onto fields
- Flexible contemporary accommodation
- Open plan lounge, dining room & recently installed dining kitchen
- Utility room & downstairs WC
- Up to two ground floor bedrooms & ground floor bathroom

- Three further bedrooms and Jack & Jill bathroom
- Large southerly facing rear grounds extending to 1.75 acres (approx)
- Outbuilding & paddock for grazing
- Glorious views over the fields to the rear
- Accommodation extending to 2958 sq ft (approx)
- 1.9 Miles (approx) To Marple Train Station

**OFFERS IN EXCESS OF
£925,000**

SQUIRREL'S LEAP
46a Moor End Road, Mellor



This much loved family home is situated in a fantastic semi rural location, which is still within easy reach of the many facilities of Marple Bridge and Marple. It has been updated and improved by the current owners to create flexible contemporary living. Set within a plot extending to 1.75 acres (approx), this property is bound to appeal to those who appreciate country living. This most impressive property briefly comprises: porch, entrance hall, large dual aspect lounge area which opens through to the dining area and recently installed dining kitchen area, utility room, family room/ground floor bedroom, further ground floor bedroom/study, and family bathroom. To the first floor there are three further

double bedrooms and an additional Jack & Jill bathroom. Externally, the property is accessed via a wide driveway which provides ample parking/turning space and access to the double garage. To the rear there is a large patio area, ideal for al fresco dining and outdoor entertaining. The large rear garden is mainly laid to lawn. To the rear of the garden is a timber built outbuilding currently in use as a gym, games room and bar, store room/ stable and workshop/ tackroom but would make an ideal office space for those working from home as it has its own independent electricity, water and WiFi. Beyond this is an enclosed one acre field with stock proof fencing and stone walling suitable for livestock, smallholding or recreational use.

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
POSTCODE : SK6 5PS

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 : G

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN