

**11 GROSVENOR ROAD**  
 Marple  
**OFFERS OVER**  
**£900,000**



TOTAL FLOOR AREA : 3659 sq ft. (339.9 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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THE AREAS LEADING ESTATE AGENCY

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**GASCOIGNE HALMAN**

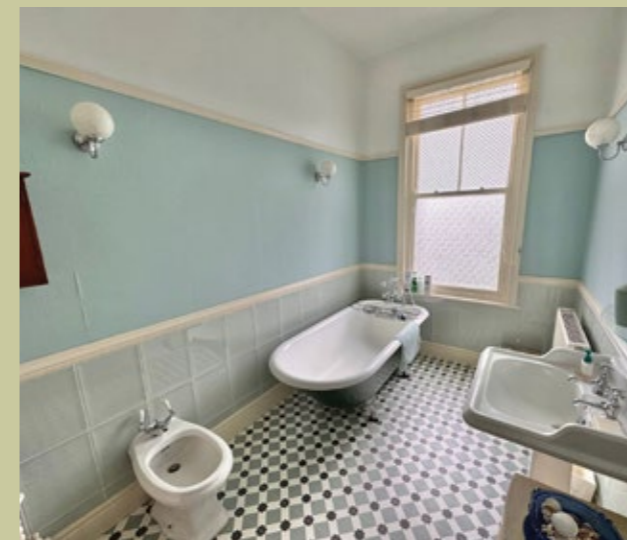
Stunning six-bed period home in the heart of the Ley Hey Park area, with an abundance of period features, character and Charm. Good sized garden, detached garage, driveway.  
 Close to Marple and all of the central amenities, perfect for family living.

- Attractive period features throughout
- Large bay windows for plenty of natural light
- Authentic stained-glass windows
- Open-plan modern kitchen and dining area
- Six generous double bedrooms

- Spacious accommodation over four floors
- Landscaped patio and outdoor seating areas
- Detached garage
- Ample off-road parking

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This stunning six-bedroom, two-bathroom semi-detached house beautifully blends period charm with modern living, offering an abundance of space and character throughout. As you approach the property, you're greeted by a striking red brick facade with elegant period features, a gated entrance, and a spacious driveway leading to a detached garage. Inside, the generous accommodation is arranged across four floors and is well presented throughout. High ceilings and decorative mouldings add to the sense of grandeur, while original woodwork, stained glass windows and antique hardware provide a touch of historical elegance at every turn. The heart of the home is the stylish open-plan kitchen and dining area, showcasing sleek modern units, integrated appliances, and light wood flooring. Expansive windows and skylights flood these spaces with natural light,

bringing the outdoors in and offering delightful views of the lush garden. Additional features such as a built-in workspace under the on the first floor staircase, elegant period bathrooms with walk-in showers and a freestanding bath-tub, and spacious bedrooms - some with characterful sloped ceilings and built-in storage - ensure comfort and practicality for family living. The landing, adorned with vibrant stained glass, offers a broad, airy space perfect for reading or working from home. Step outside and discover a true oasis: the private, well-maintained garden boasts mature trees, vibrant landscaping, and tranquil seating areas ideal for entertaining or quiet relaxation. The property also features a greenhouse for gardening enthusiasts and secure fencing for added privacy. With ample off-road parking, a detached garage, and multiple inviting outdoor spaces, this home perfectly balances every-day convenience with classic elegance.

This exceptional property is ready to welcome its next owners, offering a peaceful and sophisticated lifestyle in every detail.  
**LOCATION**  
Marple is a small town situated on the edge of beautiful countryside, yet Manchester city centre is less than 30 minutes away by train. Boasting parks and extensive recreational facilities, it is situated where the Peak Forest and Macclesfield canals meet and the canal towpaths provide extensive and beautiful walks. The centre hosts a wide selection of cafes, restaurants and bars, it also is the home of a popular independent cinema and many social and sports organisations and clubs are close by. There are regular well attended community events throughout the year which add to Marple's friendly atmosphere. There are a number of well-regarded educational establishments in the area, from nursery schools to the Marple campus of Cheadle

and Marple Sixth Form College. Marple station provides services to Manchester city centre and Sheffield whilst Rose Hill station provides commuter services to Manchester. The access points to the motorway network can be found at Bredbury and Stockport East junctions.  
**DIRECTIONS**  
Sat-Nav: SK6 6PR  
**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: G  
**VIEWING**  
Viewing strictly by appointment through the Agents.

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



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