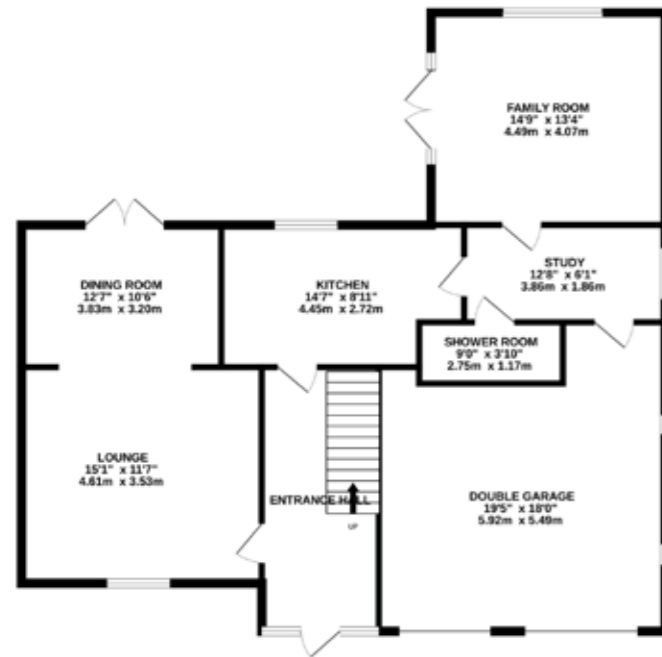


52 CLEMENT ROAD

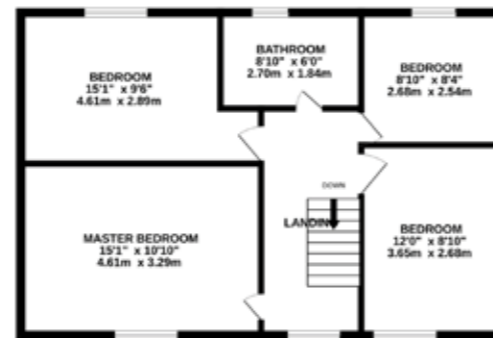
Marple Bridge

£835,000

GROUND FLOOR
1185 sq.ft. (110.1 sq.m.) approx.



1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 1798 sq.ft. (167.0 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



Impressive four-bed, two-bath detached house with three reception rooms, modern kitchen, landscaped gardens, double garage, ample parking, and stylish decor. Ideal for families looking for a home which is ready to enjoy.

GASCOIGNE HALMAN

- Good sized, family friendly, Landscaped garden
- Spacious patio and outdoor seating area
- Modern kitchen with integrated appliances
- Double garage, parking and EV Charger

- Popular location, close to the centre of Marple Bridge
- Modern bathroom with walk-in shower and bath
- Abundant natural light throughout

£835,000

52 CLEMENT ROAD

Marple Bridge



This impressive four-bedroom, two-bathroom detached house offers generous and versatile living spaces across three well-proportioned reception rooms. The property is characterised by abundant natural light thanks to large windows and French doors that create seamless connections between the living areas and the outdoors. The modern kitchen boasts sleek units, integrated appliances, attractive flooring, and wonderful garden views. Each bedroom is thoughtfully designed with features such as mirrored wardrobes, built-in storage, and contemporary lighting. The bathroom is finished to a high standard, featuring a modern walk-in shower, separate bath-tub, underfloor heating, and heated towel rail for added luxury.

In brief the accommodation comprises, large entrance hall, lounge through dining room, study, family room, downstairs WC/shower room with underfloor heating, and modern kitchen. On the first floor there are four bedrooms and fitted bathroom and loft storage can be access from the landing. Further enhancing the home's appeal is a beautifully landscaped and spacious garden, perfect for outdoor entertaining or family relaxation. The garden is predominantly South facing and boasts a large patio and seating areas, decorative stone steps, and privacy hedges create a tranquil and inviting outdoor haven. The property benefits from a double garage with loft storage, ample resin driveway with block sets providing parking, and both front and rear gardens with mature planting, ensuring excellent kerb appeal. Neutral

and stylish decor throughout. With its blend of contemporary features, versatile spaces, and stunning gardens, this home is perfectly suited for families seeking both luxury and practicality as it is situated within easy reach of the both the highly-regarded Mellor Primary school and Marple railway station which offers regular services to Manchester city centre.

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 5AG

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: E

VIEWING

Viewing strictly by appointment through the Agents.

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



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