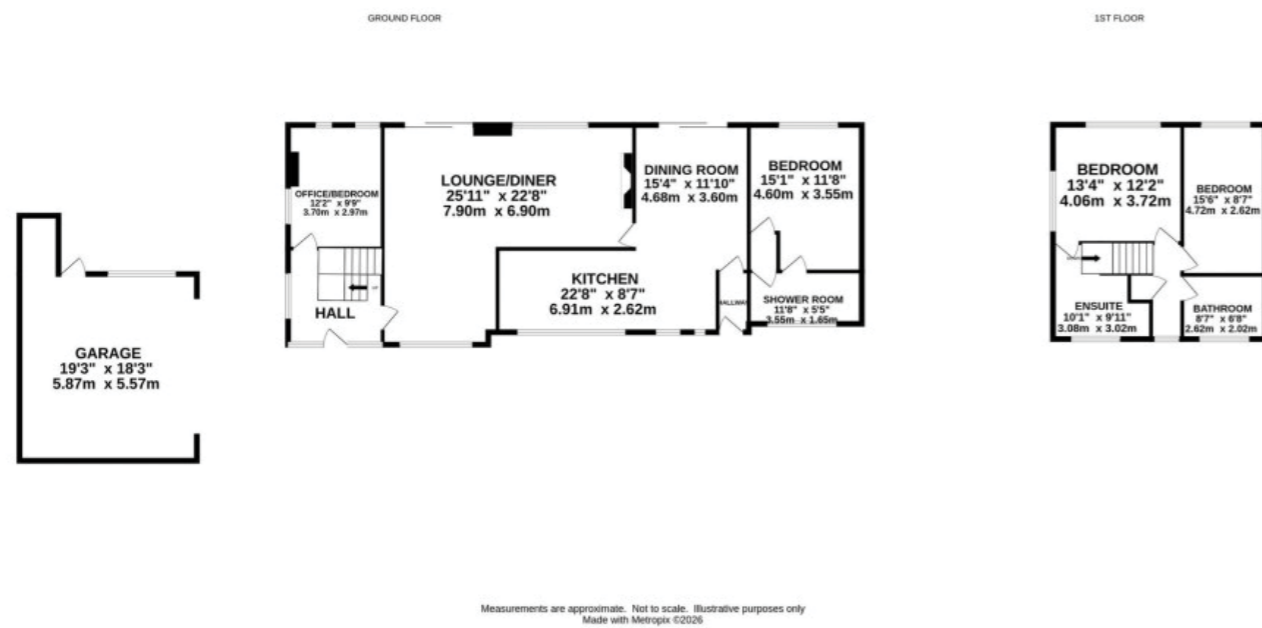


TWO GATES
 Coombes Lane, Charlesworth
£800,000



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

Impressive four-bed, three-bath detached home with versatile living spaces, landscaped gardens, large drive, double garage, modern kitchen, scenic views, and high-end finishes in a peaceful rural setting.

- Landscaped well stocked garden
- Spacious driveway with EV Charging
- Detached double garage
- Light and spacious open plan living area

- Modern kitchen with integrated appliances
- Large windows with glorious scenic views
- Sliding doors opening to garden/patio
- Three/Four bedrooms

£800,000

TWO GATES

Coombes Lane, Charlesworth



This impressive detached house offers four spacious bedrooms, three modern bathrooms, and versatile reception rooms, making it an ideal family home. The property is beautifully presented with a classic exterior, set within meticulously landscaped gardens that provide both privacy and kerb appeal. Expansive off-road parking, and a detached garage ensure ample space for vehicles and guest parking. Inside, the home features a seamless blend of contemporary comfort and timeless character, with large windows throughout offering abundant natural light and stunning scenic rural views from multiple rooms. The layout is thoughtfully designed to suit both family life and entertaining, with an open plan kitchen and dining

area, generous living spaces, and direct access to outdoor seating areas via sliding doors. In brief the accommodation comprises, welcoming entrance hall with staircase to the first floor with modern glass balustrade, a generous living/dining room with large sliding doors leading to the raised terrace boasting impressive views over the countryside, dining room, high specification fitted kitchen with Bosch integrated appliances and bi-fold doors to the garden, office/bedroom. Also to the ground floor there is a further double bedroom and shower room. On the first floor there are two further large double bedrooms, the master boasting an impressive en-suite and family bathroom/WC. Externally there is a well constructed double garage and large

driveway. There are well stocked and maintained south facing garden with patio area's offering a high degree of privacy.

LOCATION

Charlesworth is a small village which caters for most day to day requirements located nearby Marple Bridge, Broadbottom and Glossop offer a wide range of shops, restaurants, educational and recreational facilities. For the commuter Broadbottom, Marple and Glossop 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: SK13 5DG

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: F

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

GASCOIGNE HALMAN