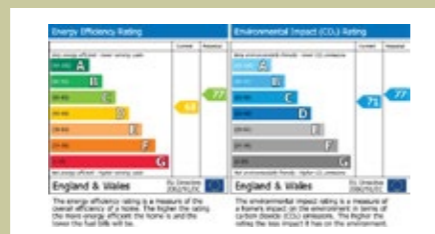
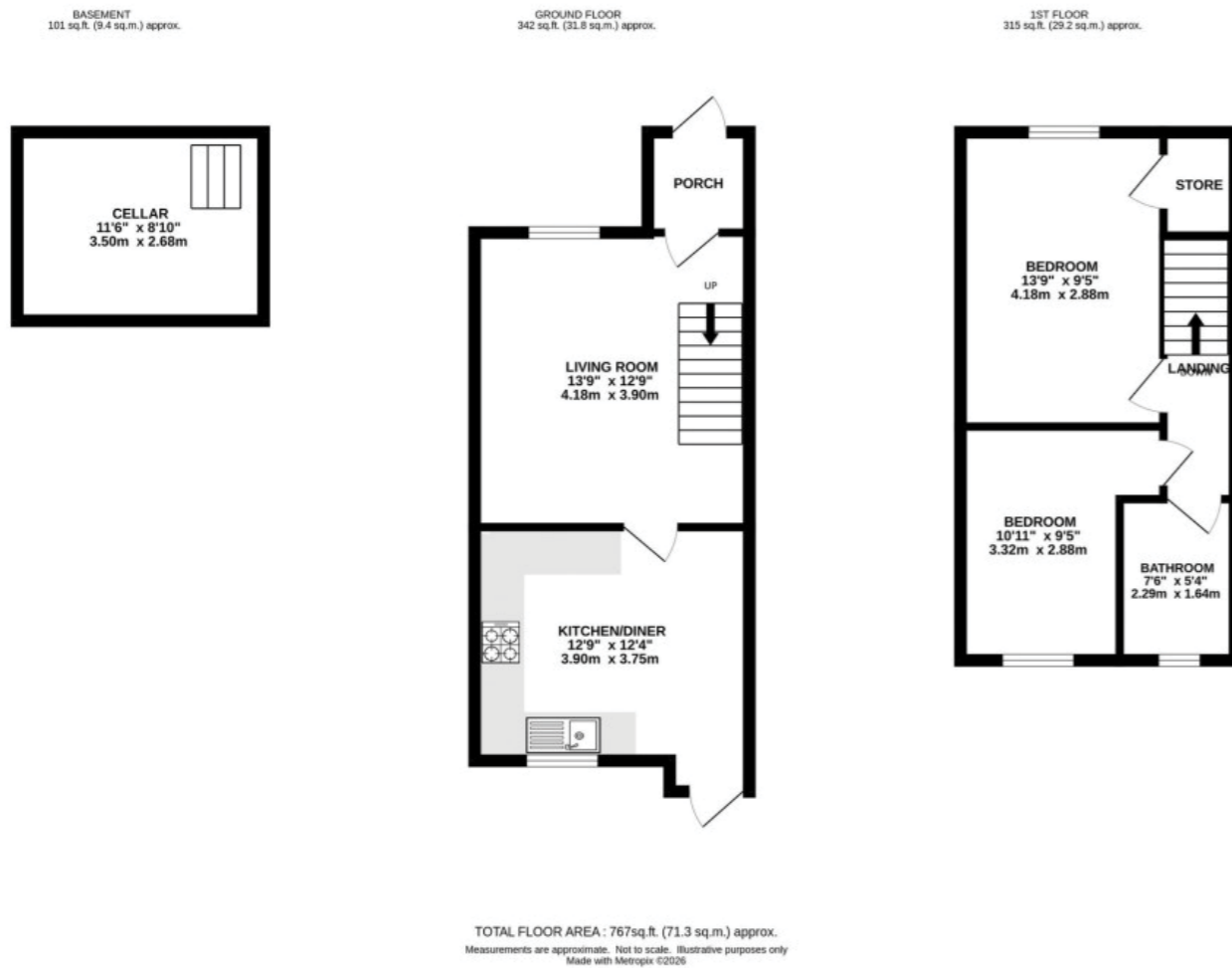


**27 MOOR END ROAD**  
 Mellor, Stockport  
**OFFERS IN REGION OF**  
**£325,000**



**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**

Charming two-bedroom end terrace cottage with period features, modern kitchen, large living room, cellar, stylish bathroom, spacious garden, private patio, and village setting. NO ONWARD CHAIN!

- Charming end terrace cottage
- Character features
- Dining Kitchen, Professionally converted cellar
- Lounge with feature fireplace

- Two double bedrooms, family bathroom
- Easily maintained patio gardens with views towards Mellor Church
- **\*\*No higher chain\*\***

**OFFERS IN  
REGION OF  
£325,000**

**27 MOOR END ROAD**  
Mellor, Stockport



This charming stone built end terrace cottage is situated in the highly sought after village of Mellor, close to beautiful walks through the surrounding countryside, and is situated within easy reach of Mellor Golf Course and highly-regarded local hostelrys. Ideal for downsizers, the beautifully presented accommodation briefly comprises: Stable style front door which provides access to the living room with feature fireplace housing a attractive gas fired stove, fitted dining kitchen, and rear porch. To the first floor there are two good sized bedrooms and a family bathroom. It should be noted that the property also has the benefit of a useful cellar.

Externally there is a patio area to the rear with a combination of fencing and dry stone walls to the boundaries. As previously mentioned, the property is offered with no higher chain and viewing is strongly recommended.

**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 5PS

**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: C

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**