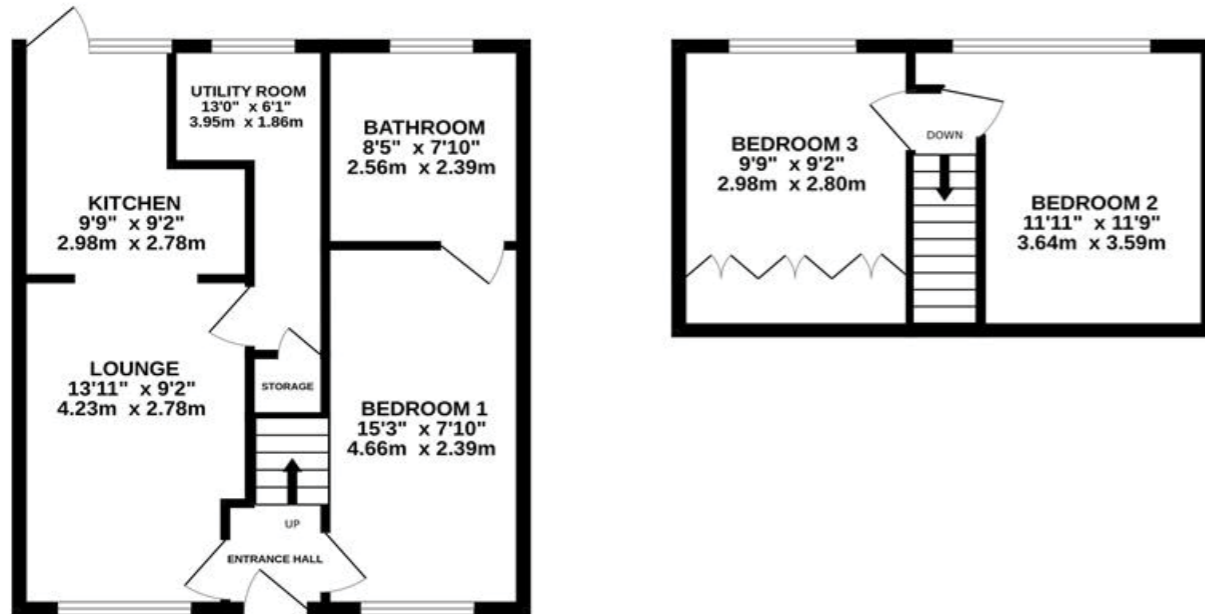


11 THORNHOLME ROAD
 Marple
£299,950

GROUND FLOOR
 723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.2 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2023



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 THREE bedroom semi-detached dormer property situated in a popular residential location within easy reach of Marple Town centre. Boasting ample PARKING and an attractive rear landscaped rear GARDEN.

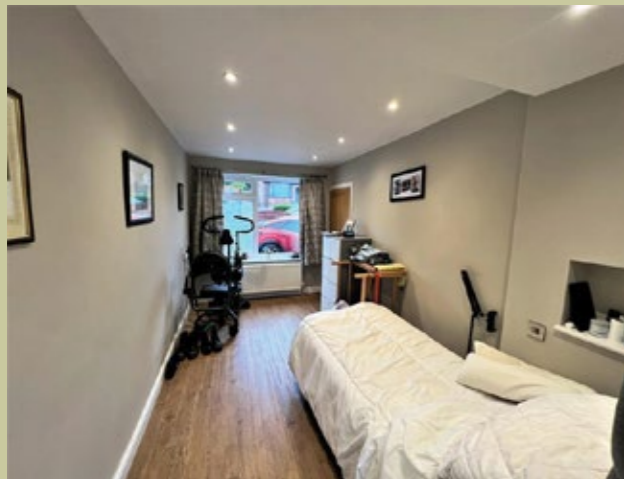
- POPULAR RESIDENTIAL LOCATION
- WITHIN EASY REACH OF MARPLE TOWN CENTRE
- THREE BEDROOM DORMER
- LOUNGE, KITCHEN, UTILITY

- DOWNSTAIRS WET ROOM
- AMPLE OFF ROAD PARKING
- PLEASANT REAR GARDEN

£299,950

11 THORNHOLME ROAD

Marple



DESCRIPTION

This attractive semi detached dormer property is situated within easy reach of the many facilities of Marple's thriving town centre and is close to pleasant walks along both the Macclesfield and Peak Forest canals. Currently adapted to suit the owner's needs, the property briefly comprises: entrance hall, lounge which opens through to the kitchen, utility downstairs bedroom and wet room. To the first floor there are two further bedrooms. Externally, to the front there is a wide driveway/parking area. To the rear there is very pleasant garden with paved patio area, and lawn area edged by well stocked borders.

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
 POSTCODE : SK6 7LH

TENURE

Leasehold for a term of 999 years from 27th April 1960 subject to a ground rent of £7.00 pa
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



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GASCOIGNE HALMAN