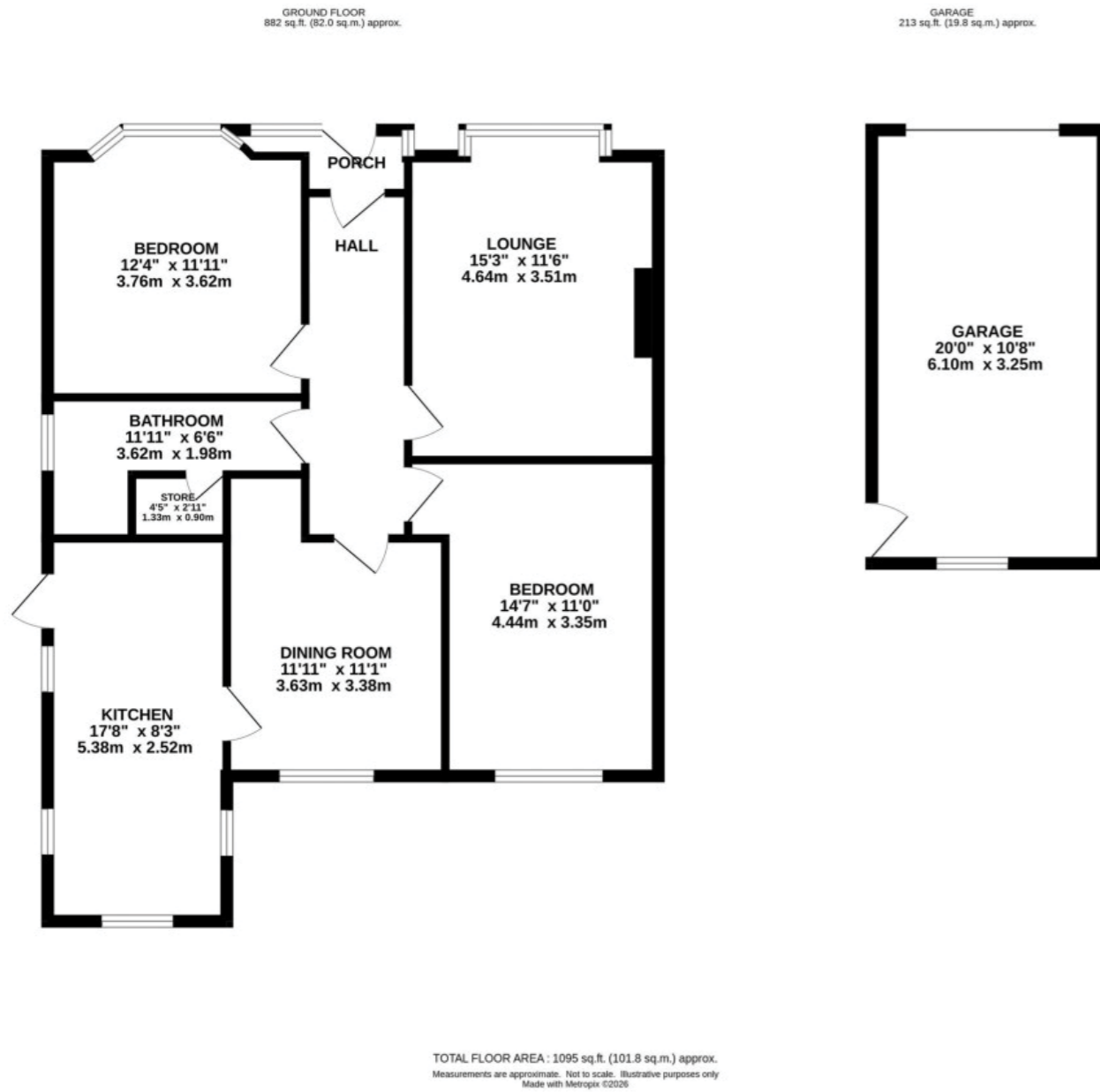


30 BUXTON LANE
Marple
IN EXCESS OF
£350,000



Two-bedroom detached bungalow near Marple centre. Full refurbishment needed. No chain. Garage, parking, scope to extend (STPP). Close to amenities.

For sale by informal tender closing date 18TH JULY (ALL OFFERS MUST BE SUBMITTED IN WRITING).

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

- IN NEED OF FULL REFURBISHMENT
- FOR SALE BY INFORMAL TENDER - CLOSING DATE FOR OFFERS THURSDAY 18TH JULY
- TWO BEDROOM DETACHED BUNGALOW

- EXCELLENT SCOPE FOR EXTENSION (SUBJECT TO PLANNING)
- NO ONWARD CHAIN
- GARAGE AND OFF ROAD PARKING
- DESIRABLE POSITION CLOSE TO MARPLE CENTRE



Situated in a highly desirable position close to the vibrant heart of Marple, this two-bedroom detached bungalow presents an exciting opportunity for those seeking a home with excellent potential. Offered with no onward chain and for sale by informal tender (with a closing date for offers on Thursday 18th July), the property is in need of full refurbishment, making it an ideal canvas for buyers eager to personalise and create their perfect living space. The accommodation currently comprises an entrance hallway to the light living room, as well as dining room leading through to the kitchen, which has ample scope for redesign and modernisation, allowing you to tailor a living space to suit your needs. Both bedrooms are well proportioned and provide comfortable options for family

living or guests, while the bathroom is ready for updating to suit contemporary tastes. The bungalow's layout offers excellent scope for extension (subject to planning permission), giving you the flexibility to expand and adapt the home as your needs evolve. With a garage and off-road parking, there is plenty of space for vehicles and storage, adding further convenience to this property alongside location. Whether you are an investor seeking your next project, or someone looking to downsize and put their own stamp on a home, this bungalow represents a rare chance to secure a property in one of Marple's most sought-after locations. The proximity to Marple centre means you are just a short stroll from a wide range of local amenities, including shops, cafes, and excellent transport links, making day-to-day living both

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30 BUXTON LANE

Marple



INFORMAL TENDER CONDITIONS:

All offers must be submitted in writing either via email or letter with the heading "offer for 30 Buxton Lane Marple" by 12pm on 18th July 2026
All offers submitted will be considered and discussed. The Vendor reserves the right not to accept the highest or indeed any offer if they so choose.
The Vendor is not prepared to accept offers made on the basis of a further planning application and consent.
In order that all offers receive similar consideration please include the following information in your offer:

1. The final price you are prepared to offer for the property and what this includes. NB. No offers will be accepted on a "more than" basis ie. A specific amount must be given.
2. If you make a cash offer, proof of availability of funds must be supplied .
3. Your situation regarding any dependant property sale ie. If you have a sale proceeding, what the position is with the purchaser and what stage the sale has currently reached and the agents details.
4. Whether your offer is dependent on a mortgage or any other type of finance and if so please confirm the percentage of borrowing in relation to your offer amount, and contact details of your advisor/broker.
5. Any other stipulations you wish to make to your offer.
6. An exchange of contracts will be required within 28 days of your Solicitors' receipt of the draft contract.

Please confirm how quickly you would forsee completion of purchase after exchange of contracts.

Once a contract has been issued to the successful purchaser's Solicitors, the Vendor has agreed that the property will be taken off the market for 28 days.

DIRECTIONS

Sat-Nav: SK6 7QL

TENURE

Leasehold for . (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

Storckport MBC

VIEWING

Viewing strictly by appointment through the Agents.

convenient and enjoyable. With its adaptable accommodation and outstanding potential for transformation, this detached bungalow invites you to re-imagine a home that truly reflects your lifestyle. Personal viewing is highly recommended to appreciate the scope and setting of this unique opportunity.

LOCATION

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.

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



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