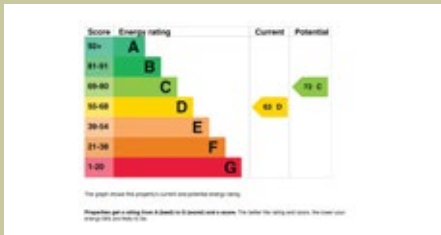
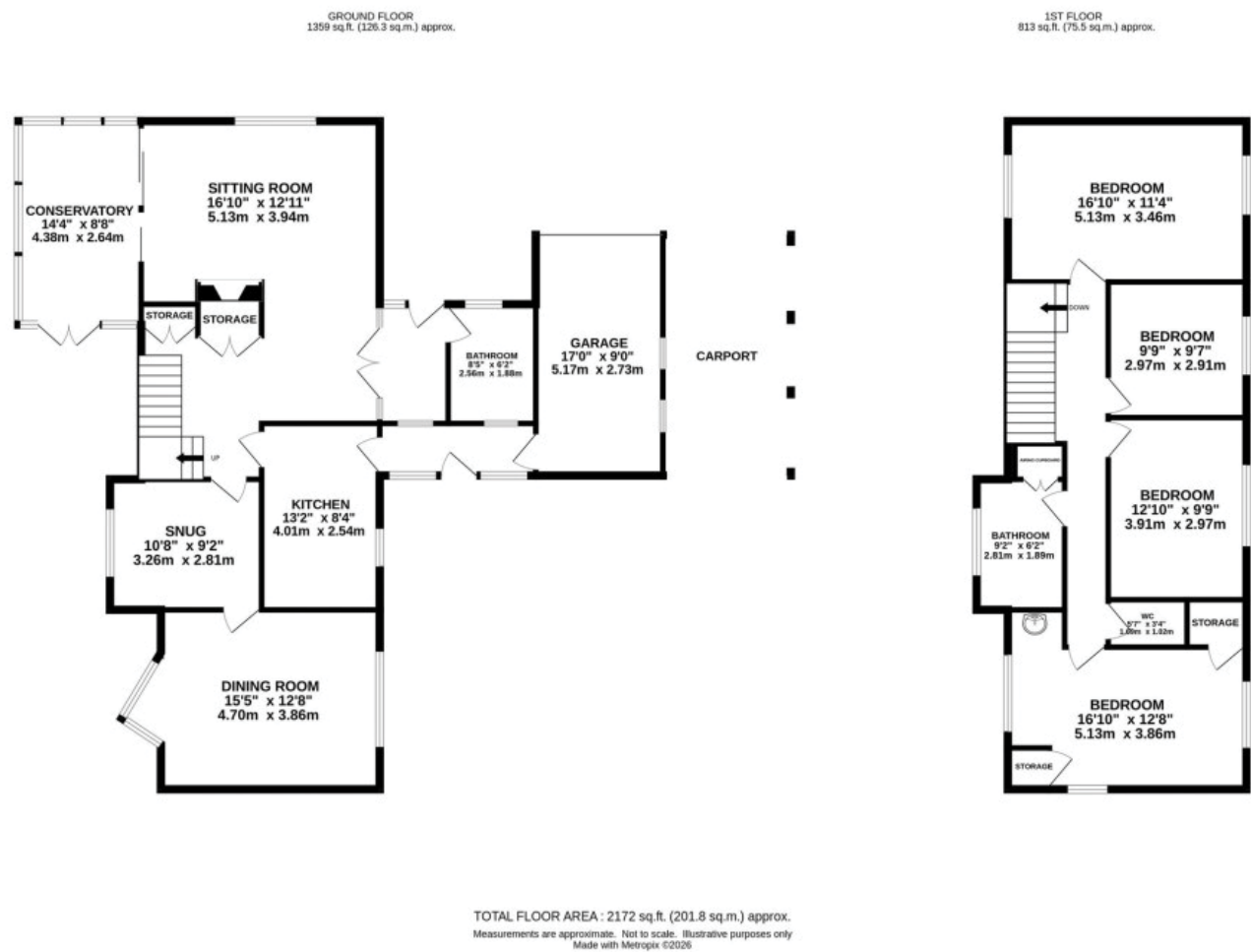


4 LADYTHORN AVENUE
Marple
£925,000



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

An exceptional four bedroom family home with a breathtaking countryside vista, enjoying a convenient Marple location, flexible living spaces, beautiful gardens, garage, parking, and no onward chain.

- Amazing panoramic countryside views
- Expansive landscaped garden
- Driveway providing ample parking, garage and carport
- Patio and outdoor seating area
- Easy access to Marple Town Centre
- Excellent position for schools and transport links
- No onward chain

£925,000

4 LADYTHORN AVENUE

Marple



Available for the first time in 30 years, this much loved family home has one of Marple's most enviable positions providing stunning countryside vistas. The secluded quiet location is an easy walk to all the facilities of Marple. This spacious home, on a large plot, offers flexible accommodation for prospective purchasers looking to create a magical family residence, and is offered with no higher chain. The internal accommodation briefly comprises; storm porch, entrance hall which opens to a sitting room with feature fireplace and picture windows overlooking the expansive view and conservatory with direct access to the beautiful rear garden. The large dining room (recently used as a bedroom) is accessed via a snug (which could be used as an office/study). The kitchen

boasts a range of built-in units and decorative tiling to the floor and walls. Finally, there is a useful ground floor bathroom and rear hallway which provides access to the garage and rear garden. To the first floor there are four bedrooms, a family bathroom and separate WC. Externally, a driveway provides off road parking and access to the attached garage and carport. The gardens are beautifully maintained and mainly laid to lawn, with mature trees, pathways and well stocked flower beds and borders. The patio is ideal for al fresco dining and entertaining and the rear garden has breathtaking uninterrupted countryside views.

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

Sat-Nav: SK6 7DR

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: G

VIEWING

Viewing strictly by appointment through the Agents.

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



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