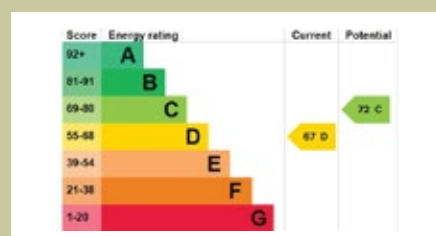


22 WATERSIDE
Marple
£780,000



NOTICE
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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 most impressive, recently enhanced and extended, FOUR/FIVE BEDROOM semi detached period home overlooking the Macclesfield Canal, offering spacious family accommodation, off road parking, gardens extending down to the canal bank and long range uninterrupted VIEWS towards Manchester.

- HANDSOME PERIOD PROPERTY
- CANAL SIDE LOCATION
- LARGE SEPARATE LOUNGE WITH LOG BURNER
- LARGE LIVING KITCHEN DINER WITH SECOND LOG BURNER
- FOUR BEDROOMS (1 EN SUITE), FAMILY BATHROOM

- VERSATILE CELLAR CONVERSION(BEDROOM OR STUDY/FAMILY AREA) AND SEPARATE SHOWER ROOM
- DRIVEWAY PARKING WITH ELECTRIC GATES
- GARDEN EXTENDING DOWN TO THE CANAL BANK
- PANORAMIC VIEWS OVER MARPLE TOWARDS MANCHESTER

£780,000

22 WATERSIDE

Marple



DESCRIPTION

This handsome period property has been designed to make the most of its location on the banks of the picturesque Macclesfield Canal. With long range views towards the Manchester city centre skyline, this property is ideally placed within easy reach of the many facilities of central Marple, and beautiful walks along the towpaths of both the Macclesfield and Peak Forest canals.

The spacious family accommodation briefly comprises; entrance hall, bay-fronted lounge with feature fireplace and log burner, open plan fitted bespoke kitchen and diner, separate utility, downstairs WC, and store room that can be accessed both internally and externally. The kitchen is only a few years old, and has been fitted with quality modern units, and appliances

together with under floor heating.

The self contained lower ground floor includes a versatile space with direct access to outside which could be used as sitting room/study or bedroom and a separate shower room .

To the first floor there are three large double bedrooms (one with en suite) and a family bathroom. To the second floor there is a fourth bedroom and a store.

Externally, the property is accessed via Waterside and a paved driveway provides off road parking with electric gates. The mature garden extends down to the canal bank, with steps leading down to the lawn area and there is a combination of hedging and fencing to the boundaries.

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 7LY

TENURE

Freehold. To be confirmed 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: tbc

VIEWING

Viewing strictly by appointment through the Agents.

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



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