



69 Clement Road, Marple Bridge

Stockport

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY







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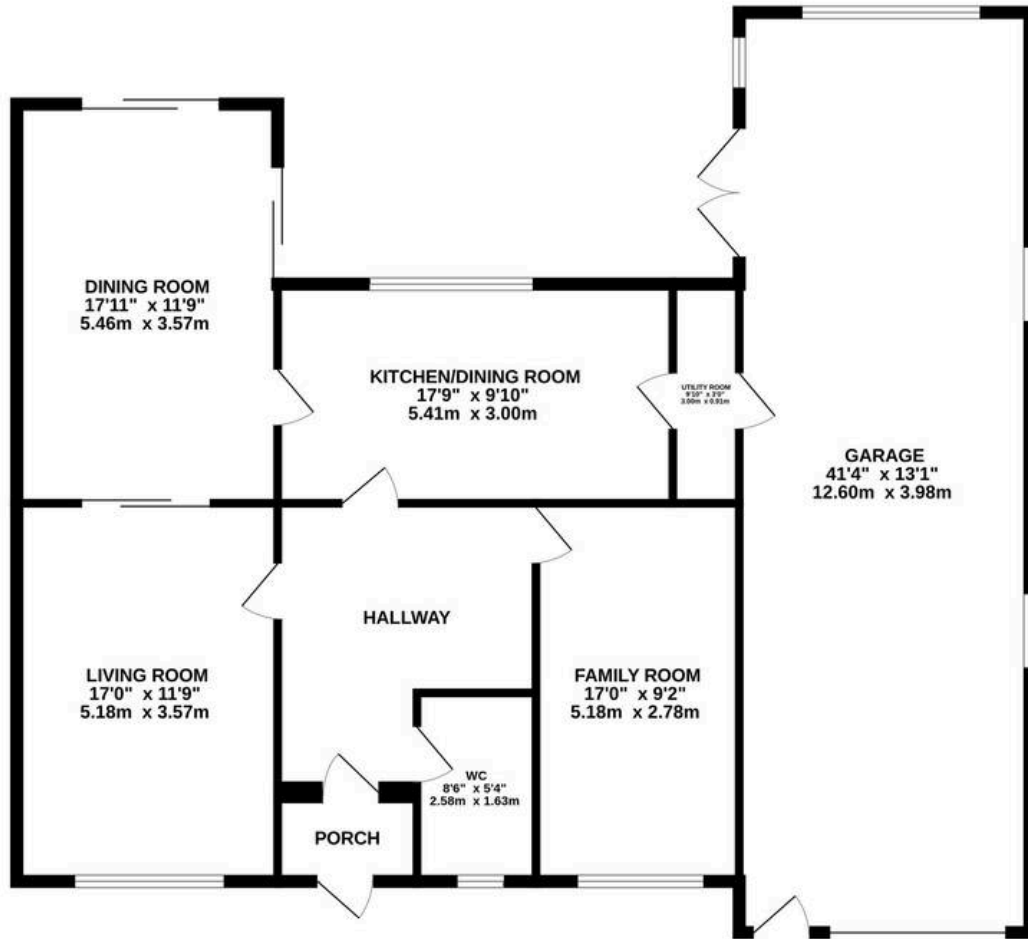
This charming detached house offers a superb blend of comfort, functionality, and style, making it an excellent choice for families and professionals alike. Boasting four spacious bedrooms and two bathrooms, the property provides ample space for both relaxation and every-day living. Three inviting reception rooms include a cosy living area with a central fireplace and a welcoming dining space, both bathed in natural light from large windows. The dining area features sliding doors that open directly onto the garden, seamlessly connecting indoor and outdoor spaces. The heart of the home is a spacious kitchen, complete with integrated appliances, plentiful countertop space, and a breakfast bar with seating. Utility room and door leading to the garage.

Generously sized bedrooms benefit from large windows, filling the rooms with natural light. Externally, there are delightful gardens mature gardens. The property also offers excellent scope for extension should the buyer need require more space.

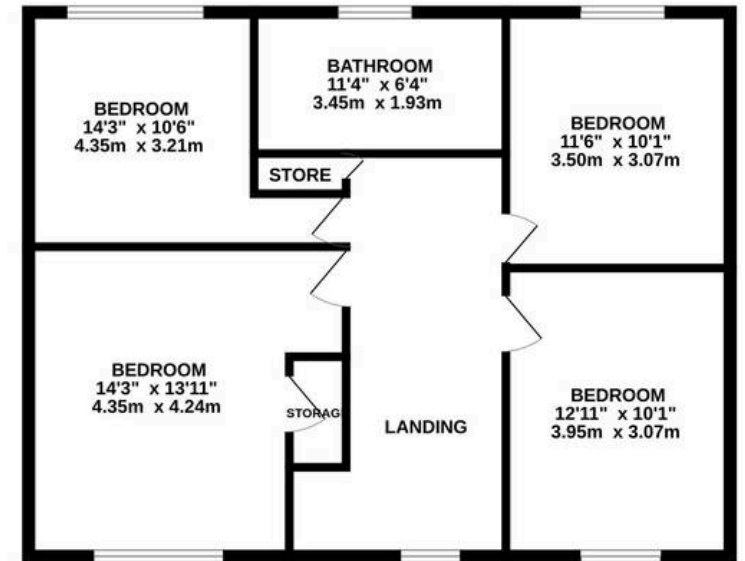
Marple Bridge caters for most day to day requirements whilst nearby Marple offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter both Marple and Rose Hill stations offer services to Manchester city centre and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.



GROUND FLOOR
1505 sq.ft. (139.8 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 2275 sq.ft. (211.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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