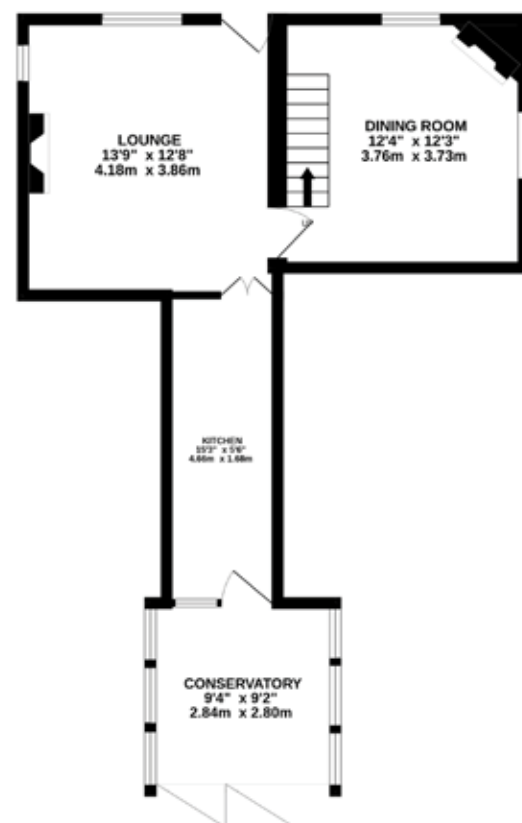
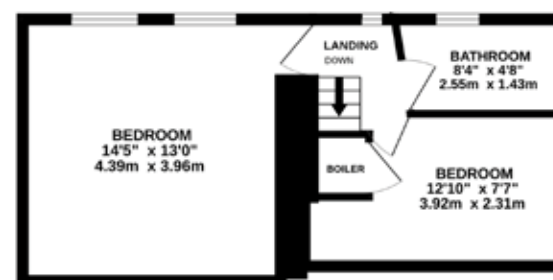


7 LOW LEA ROAD
Marple Bridge
OFFERS IN EXCESS OF
£400,000

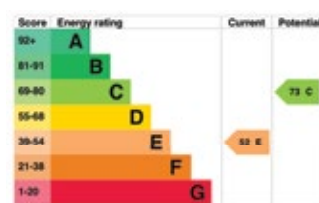
GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metroplan ©2020



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

Charming two-bedroom stone cottage in Marple Bridge with period features, two receptions, modern kitchen, conservatory, garden with shed, and off-road parking for two. Excellent central village location.

- ENVIABLE, CENTRAL MARPLE BRIDGE POSITION
- TWO BEDROOM CHARACTER STONE COTTAGE
- STONE-PAVED GARDEN WITH GARDEN STORE
- OFF-ROAD PARKING FOR TWO

- MODERN KITCHEN AND BATHROOM
- CONSERVATORY WITH GARDEN ACCESS
- EXPOSED WOODEN BEAMS

**OFFERS IN EXCESS OF
£400,000**

7 LOW LEA ROAD
Marple Bridge



This inviting two bedroom period cottage, brimming with character and timeless appeal. From the moment you arrive, the picturesque stone facade, vibrant red front door, and period-style windows create a warm first impression. Inside, the home offers a thoughtfully arranged layout with two reception rooms, both showcasing exposed wooden beams, traditional fireplaces, and attractive exposed stone. These features combine to create a truly cosy ambiance and a rare opportunity to live right in the centre of this picturesque village - all with off-road parking!

In brief, the accommodation comprises: a modern fitted kitchen and conservatory, and two reception rooms, leading up to a spacious main bedroom, with ample fitted storage and bathroom, alongside an additional second bedroom. Externally, there is a patio garden with outdoor storage. Rare in the centre of Marple Bridge, this property boasts it's own driveway at the front, in addition to the permit parking opposite, ensuring convenient off-road parking, completing the package. This property is a unique opportunity for buyers seeking a blend of period charm and modern conveniences, right at the heart of village life.

LOCATION

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.

DIRECTIONS

For SatNav purposes: SK6 5AB

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: E

VIEWING

By appointment through the agents.

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



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GASCOIGNE HALMAN