



EST. 2003

RICHARD LOWTH
- CHESHIRE -



Welcome to

51 Marple Hall Drive, Marple, Cheshire, SK6 6JN



Set within a lovely, popular location close to the amenities of Marple, this attractive 4-bedroom detached family home offers generous accommodation, excellent potential for future improvement and a truly beautiful private garden. Well cared for and much-loved by the current owners, this property has been the setting for many happy family memories over the years. Offering generous room sizes, excellent outside space and scope to create a wonderful open-plan living kitchen, this is a home that offers both immediate appeal and exciting possibilities for the future. Approached via a storm porch, the front door opens into a welcoming and naturally light entrance hallway, with useful understairs storage. Positioned at the front of the property, the kitchen offers a good array of fitted cabinets and generous worktop space, with the accommodation continuing through into a particularly useful side utility room. This practical space benefits from both front and rear access and provides excellent additional storage and utility space. With the generous side area alongside the property, there is also clear potential to consider extending the accommodation creating a fabulous open-plan kitchen (subject to planning permission). To the rear of the home are the dining room and lounge, both enjoying views over the beautiful rear garden. The lounge also benefits from a lovely feature fireplace. There is also a useful downstairs washroom/wc which adds further convenience.





- Lovely 4-bedroom detached family home
- Well cared for throughout by the current owners
 - Lounge with views across the garden
- Generous room sizes - easily 4 double bedrooms
- Scope to extend & renovate (subject to planning permission)
 - Useful utility room
 - Downstairs washroom/wc
- Private, South facing rear garden, driveway parking & garage
 - 1,300 sq ft
 - No onward chain





To the first floor...

and leading from the landing, there are four very generous bedrooms, all comfortably accommodating double beds and offers excellent flexibility for a growing family. Bedrooms one and two are positioned to the rear of the property and both enjoy lovely private views across the garden. Bedrooms three and four are located to the front and benefit from views over the surrounding area. The family bathroom is complemented by a separate washroom/wc. There is also an additional airing cupboard providing useful storage, which houses the property's newly installed boiler.





Outside...

the South-facing rear garden is a real gem. Beautifully private and well established. The garden is filled with colourful, mature flower beds and provides a wonderful outdoor space to enjoy throughout the year. To the front, there is driveway parking together with an integrated garage. This is a home that is well worth viewing to appreciate everything it has to offer.



MORE TO EXPLORE

Marple is a charming and well-established town nestled on the edge of the Peak District, ideally positioned between Stockport and the surrounding Cheshire and Derbyshire countryside. With a rich industrial and canal heritage, Marple has developed into a highly regarded residential community, combining traditional character with a vibrant village atmosphere and excellent access to the great outdoors.

The town offers a welcoming community feel with a good selection of independent shops, cafés, restaurants, bars and everyday amenities centred around Marple Bridge and Marple village. Families are well served by a range of well-regarded schools, while the area's attractive residential neighbourhoods and strong sense of community make it a popular choice for those looking to settle locally.

For those who enjoy walking and the outdoors, Marple is particularly well placed. The Peak District National Park is close by, while Etherow Country Park, the Middlewood Way and the picturesque Roman Lakes provide beautiful local spots for walking, cycling and enjoying the countryside. Marple is also renowned for its historic Marple Aqueduct and flight of canal locks, adding to the area's distinctive character.

Commuters benefit from excellent transport links, with Marple railway station providing regular services towards Manchester, together with nearby Rose Hill Marple station and convenient road connections towards Stockport and the wider motorway network. Manchester city centre is readily accessible, while Manchester Airport is also within easy travelling distance.



WHERE DO I GO WHEN I NEED...



Coffee and cake?

Enjoy a catch-up at one of Marple's lovely cafés, from the independent spots around the village centre to the cafés overlooking the canal and countryside. Perfect for a coffee, a slice of cake and a little time to relax.



Walks and park?

Etherow Country Park and the Middlewood Way both offering lovely walks and open spaces to enjoy. The Roman Lakes and picturesque Marple Locks are also close by, with plenty of scenic routes to explore. For a bigger countryside escape, the Peak District is just a short drive away.



Schools?

Well-regarded primary schools, including Rose Hill Primary, Rose Lane Primary, All Saints Catholic Primary and Mellor Primary School, all serving families across the local area. Marple Hall School provides secondary education.



Shops?

Sainsbury's, Co-op Food and Iceland all serving the local community, alongside a lovely mix of independent shops, butchers, bakeries and convenience stores around the village.



Restaurants and drinks?

Enjoying a drink, with Doro Italiano offering Italian dining, Kambuja serving Cambodian cuisine, Original Marple Spice for Indian food, and Maple Tree for Chinese dining. something to eat, The Locks Coffee House & Bar, The Bulls Head and Libby's Bread & Wine.



Running and sports?

Enjoy local sport activities at Poynton Leisure Centre & Poynton Sports Club and why not try out park runs which are held at either Bramhall Park or Lyme Park. 9am start for a local 5k run.

POST CODE: **SK6 6JN**

TENURE: **FREEHOLD**

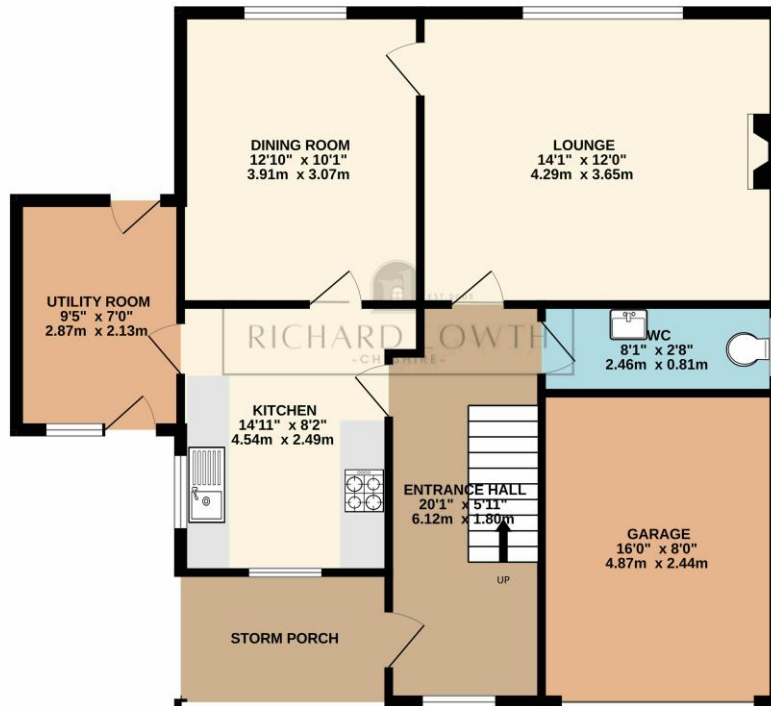
ENERGY PERFORMANCE CERTIFICATE: **TBC**

COUNCIL TAX BAND: **E**

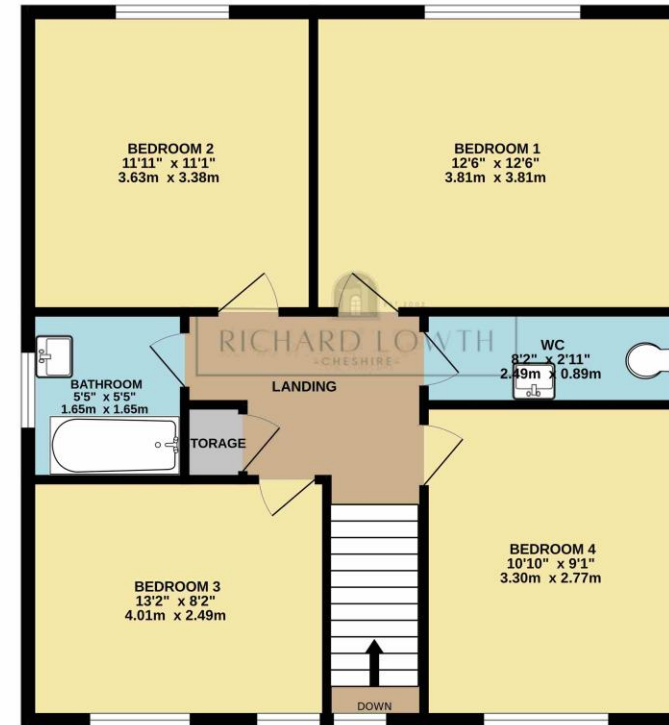
SERVICES (NOT TESTED): **All mains services are connected to the property.**

LOCAL AUTHORITY: **Stockport Metropolitan Borough Council. For further information, please use: www.stockport.gov.uk**

GROUND FLOOR



1ST FLOOR



DIRECTIONS: 51 Marple Hall Road, Marple, Cheshire, SK6 6JN

WHAT3WORDS:
///rushed.golden.lace

TO VIEW:

Call: 01625 859911 | 0161 439 1970 | 07866 269551 | Email: sales@richardlowth.co.uk

