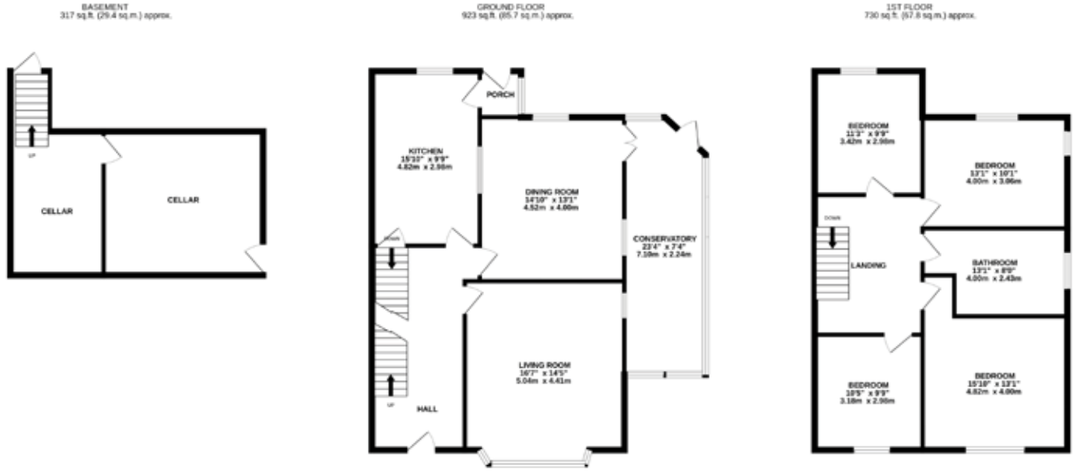
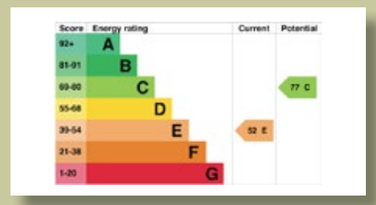




NOTICE
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THE AREAS LEADING ESTATE AGENCY

Marple Bridge
10, Town Street, MARPLE BRIDGE SK6 5DS
0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk

25 GIBB LANE

Mellor

£625,000



Spacious four bedroom, semi detached house in Mellor with period features, cellar, double garage, large driveway. Ready to modernise.

NO ONWARD CHAIN

The Property Ombudsman

GASCOIGNE HALMAN

- NO ONWARD CHAIN
- OFFERED TO THE MARKET FOR THE FIRST TIME IN 60+ YEARS
- FOUR BEDROOMS
- DOUBLE & SINGLE GARAGE, AND LARGE DRIVEWAY
- IN NEED OF GENERAL MODERNISATION
- IDEAL FOR THOSE LOOKING FOR A PERIOD HOME TO ENHANCE OR EXTEND (subject to planning)
- POPULAR POSITION IN THE VILLAGE OF MELLOR
- DRY CELLAR
- CONSERVATORY
- YARD WITH VARIOUS OUTBUILDINGS AND GREENHOUSE

£625,000

25 GIBB LANE

Mellor










Nestled in the heart of the ever-popular village of Mellor, this substantial four bedroom semi detached house is offered to the market for the first time in over 60 years and is available with no onward chain.

The property is ready to modernise and enhance its generous proportions, making it an ideal choice for those seeking a traditional home to update or potentially extend (subject to planning). The accommodation briefly comprises: entrance hallway, leading to a selection of spacious and light-filled reception rooms that provide ample space for both family living and entertaining. The kitchen, while in need of some refurbishment, offers a practical layout with scope for redesign to suit modern tastes, and there is a large dry cellar which currently provides ample storage space and offers great potential for conversion (subject to obtaining the necessary consents).

The first floor comprises four well-proportioned bedrooms with delightful views and flexible layout to accommodate a growing family or visiting guests. There is a spacious family bathroom along with useful additional storage areas - such as the fully boarded loft with access ladder.

Throughout, the property boasts original details and high ceilings that reflect the property's heritage, complemented by large windows that invite natural light into every corner.

This is a rare chance to secure a classic period home in a highly sought-after location, with the added benefit of both a double and single garage as well as large driveway, ensuring ample parking for multiple vehicles. The large garden is mainly laid to lawn and includes an extensive woodland area to the rear which is a haven for local wildlife. With its blend of original features, generous room sizes, and exciting potential for modernisation, this property offers a wonderful canvas for buyers eager to create their dream home in a friendly village setting.

LOCATION

Mellor is situated close to some of Cheshire and Derbyshire's finest countryside and boasts a Golf Club, Sports Club and primary school. 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 5LZ

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: F

VIEWING

Strictly by appointment through the agents.