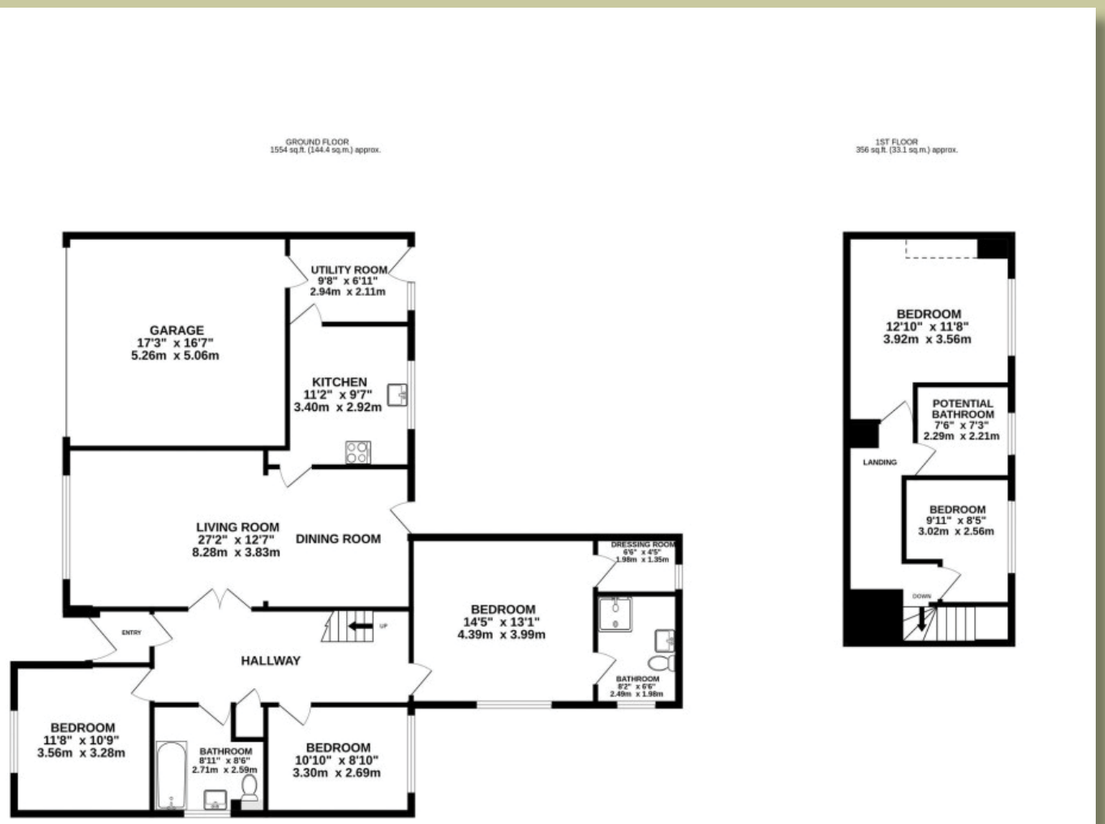
4 COTMAN DRIVE

Marple Bridge

£550,000







A FIVE bedroom family home situated in an elevated position above Marple Bridge village centre, boasting integral garage, driveway and gardens, this property is available with NO HIGHER CHAIN.

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

The Property Ombudsman

GASCOIGNE HALMAN

- DETACHED FAMILY HOME
- QUIET CUL DE SAC LOCATION
- NO HIGHER CHAIN
- FIVE BEDROOMS (1 EN SUITE)
- INTEGRAL GARAGE, DRIVEWAY PARKING
- FRONT AND REAR GARDENS
- POTENTIAL TO IMPROVE
- EXCELLENT POSITION FOR LOCAL SCHOOLS

£550,000

4 COTMAN DRIVE

Marple Bridge

















Situated in a quiet residential area, close to the beautiful countryside surrounding Marple Bridge, this detached property offers spacious,flexible accommodation set out over two floors.
Offered with no higher chain, the accommodation briefly comprises: entrance hall, large living room, kitchen, separate utility, three ground floor bedrooms (one with en suite), and a family bathroom. To the first floor there are two further bedrooms and a further room providing potential to create an additional bathroom or bedroom if required.

Externally, a driveway provides off road parking and access to the integral double garage. Both the front and rear gardens are well screened with mature hedging. The rear garden boasts an outside water tap, lawn area, and spacious patio area ideal for al fresco dining.

LOCATION
Marple Bridge caters for most day to day requirements and boasts a number of popular eateries. Nearby Marple offers a wider range of shops, education and recreational facilities. For the commuter both Marple and Rose Hill stations offer regular services to Manchester city centre and the links to th Northwest motorway network can be found at the Bredbury and Stockport junctions.

DIRECTIONS
Sat-Nav: SK6 5DL

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
Viewing strictly by appointment through the Agents.