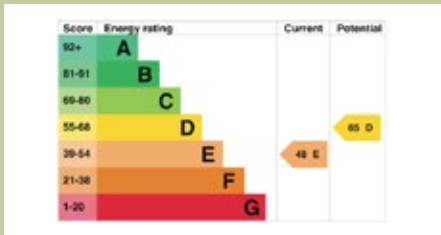


18 TOWNSCLIFFE LANE
Marple Bridge
OFFERS IN EXCESS OF
£625,000



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



GASCOIGNE HALMAN

A character home bursting with potential to enhance the period charm and make this your own, Towncliffe Lane is positioned in a highly sought-after location, within easy-reach of the centre of Marple Bridge offering excellent transport links close by, ideal for commuters, as well as a selection of highly-regarded schools and local amenities - not to mention nearby rolling hills.

- Semi-Detached Period Property with Ample Scope for Updating and Personalising
- Long, Southerly-Facing Rear Garden
- Off-Road Parking

- Enviaible and Convenient Location, Minutes from both Marple Bridge and Open Countryside
- Close to Excellent Transport Links, Schools and Amenities
- No Onward Chain
- Loft Room

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18 TOWNSCLIFFE LANE

Marple Bridge



Briefly, the accommodation comprises, entrance hall, living room with bay window and feature fireplace, sitting room with feature fireplace, dining room through to kitchen, following doors through to a utility cupboard and further downstairs W/C.

On the first floor, there are two double bedrooms, further single bedroom, and family bathroom. Continuing up, there is a loft room for additional storage, office, playroom, occasional bedroom or more.

The house is complemented by off-road parking, and a good-sized long garden, which could be easily-maintained, or providing great scope for the green-fingered to create a flourishing outdoor space.

Offered with no onward chain, this is a rare chance to secure a characterful home in a fantastic setting. The layout for is perfect for flexible living, whether you're working from home, hosting guests, or simply enjoying quiet family time, as well as the potential to refresh this house and make it a home perfectly suited to you, whether you're upsizing for a growing family or searching for a project in a prime spot, this property is ready to welcome its next chapter.

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 5AW

TENURE

Leasehold, subject to a 994 year lease from 25th March 1915, subject to a ground rent of £3 per annum.

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

Viewing strictly by appointment through the Agents.

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



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