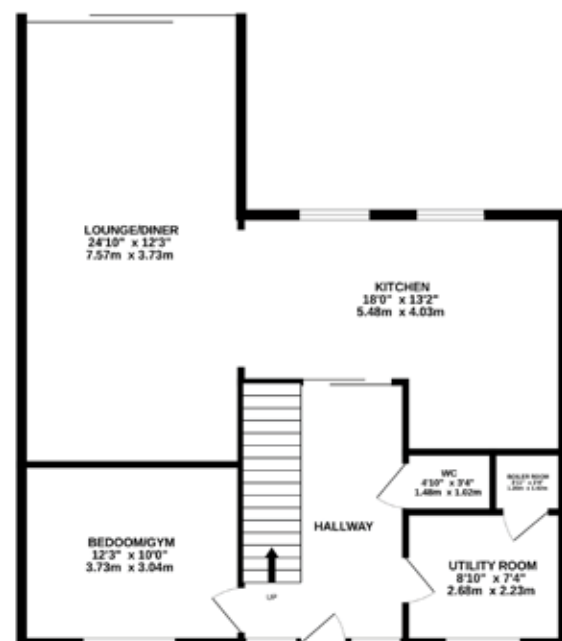
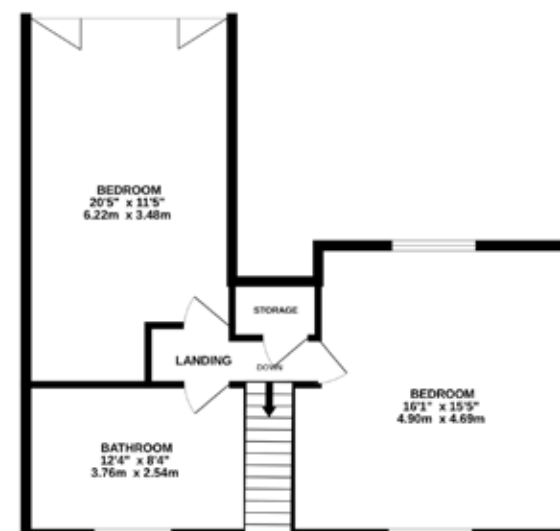


11 PARKSIDE LANE
Mellor, Stockport
£595,000

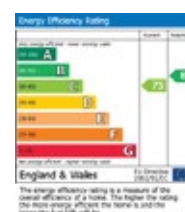
GROUND FLOOR
854 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 1476 sq.ft. (137.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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



Stunning recently refurbished, detached house with spacious bedrooms, luxury bathroom, open plan living, modern kitchen, landscaped garden, stylish décor, ample storage, off-road parking, and countryside views. ****NO ONWARD CHAIN****

GASCOIGNE HALMAN

- Stunning refurbished detached home
- Modern and stylish open plan living area
- High quality kitchen with integrated appliances
- Two first floor Bedrooms, designed with the possibility of splitting in to three
- Extremely efficient - recently fitted air-source heat pump

- Bi-fold doors with access to spacious landscaped garden
- Off-road parking
- Envious position in Mellor
- Scenic countryside views
- No onward chain!

£595,000

11 PARKSIDE LANE

Mellor, Stockport



This stunning detached house has been thoughtfully designed to offer a warm and contemporary lifestyle with two spacious bedrooms, gorgeous luxurious bathroom, and two inviting reception rooms. As you step inside, you're greeted by a bright and airy entrance hall featuring a modern staircase and sleek under-stair storage, all set on elegant wooden flooring that flows seamlessly throughout the home. The open plan living area is the heart of the property, showcasing stylish wood flooring, abundant natural light, and a striking modern fireplace with built-in shelving. The space is ideal for both relaxing evenings and entertaining guests, enhanced by stylish décor and contemporary lighting fixtures. The kitchen is a true highlight, designed for both every-day living

and entertaining. It boasts a sleek island with a breakfast bar and wine cooler, integrated appliances, marble countertops, and contemporary pendant lighting. The open plan layout connects the kitchen to the living and dining areas, creating a sociable atmosphere. Large bi-fold and sliding doors offer seamless access to the well-maintained garden, making indoor-outdoor living effortless. The spacious bedrooms provide tranquil retreats, each with plush carpeting, modern lighting, and ample built-in storage, while the bathroom features a stylish walk-in shower, floating vanity backlit mirrors, and designer brass fixtures, all set against elegant contemporary tiling. To complete the accommodation there is utility room, and thoughtful storage solutions throughout. Step outside to discover a beautifully landscaped garden

designed for both relaxation and entertaining. A generous patio area with modern outdoor seating overlooks lush lawns, vibrant flower beds, and mature trees, all surrounded by privacy fencing for a secluded feel. Unique decorative landscaping and a charming seating area add character, while scenic countryside views create a truly picturesque setting. The front of the property impresses with a modern exterior, a landscaped garden with ornamental trees, and ample off-road parking on a paved driveway.

LOCATION

Mellor is situated close to some of Cheshire and Derbyshire's finest countryside and boasts a popular 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

Sat-Nav: SK6 5PQ

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: E

VIEWING

Viewing strictly by appointment through the Agents.

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



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