

JULIAN  
WADDEN





## 2 Cotman Drive Marple Bridge





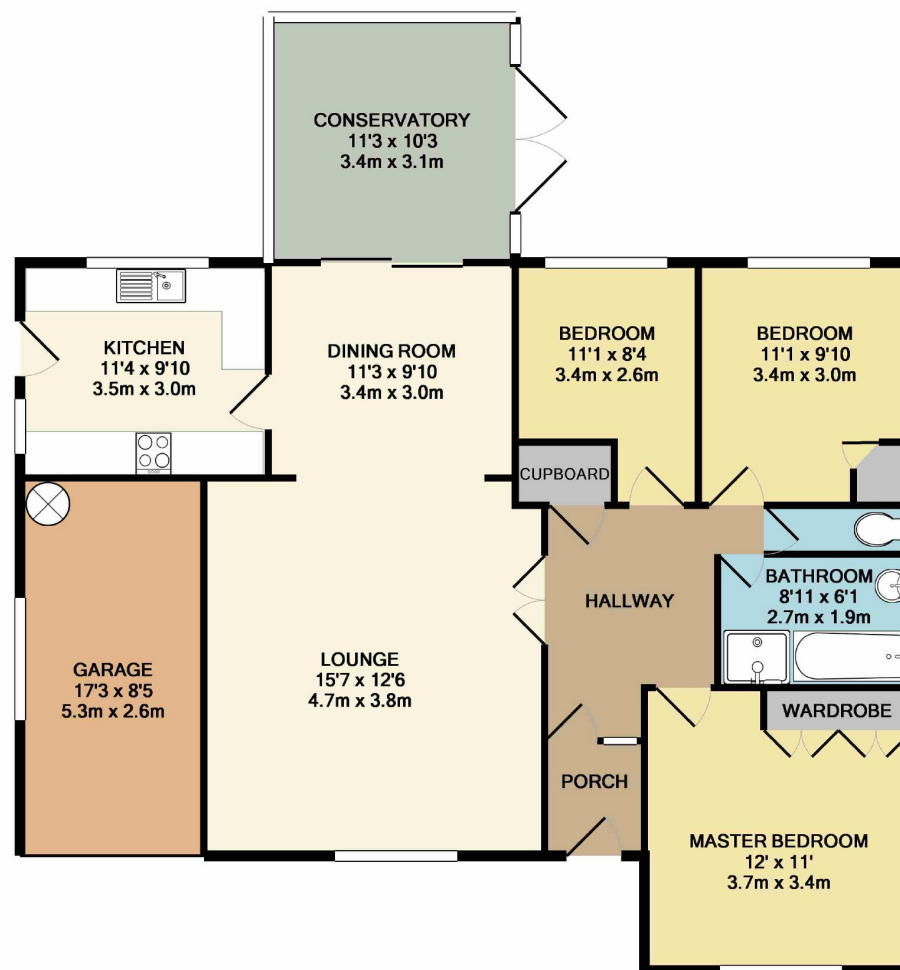
Guide price £340,000  
Square Footage: 1297  
Council Tax Band: E  
Tenure: Freehold  
Service Charge:  
Sat Nav Directions: SK6 5DL

A well presented and spacious three bedroom detached bungalow situated on a quite cul-de-sac in Marple Bridge. In brief this beautiful home offers a welcoming entrance hallway with all bedrooms and bathroom leading off. The three bedrooms are well decorated two of which are well proportioned double bedrooms and a further single bedroom. The bathroom offers a separate shower, bath and hand wash basin with a separate w/c. The main living accommodation is accessed via double doors which is light and spacious whilst being open plan to the dining area. The kitchen has been well appointed with ample storage and work surface space. A conservatory has been added by its current owners giving a superb space to enjoyed the manicured gardens.

Externally the property offers off road parking via a block paved drive way and access to the a single garage which also houses the boiler. The plot is larger than most with land to the side. The plot has a mature hedge row giving extra privacy to its occupants.

A superb bungalow that must be viewed.





TOTAL APPROX. FLOOR AREA 1297 SQ.FT. (120.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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