

JULIAN  
WADDEN





## 9 Arkwright Road Marple



Guide price £550,000  
Square Footage: 1812  
Council Tax Band:  
Tenure: Freehold  
Service Charge: N/A  
Sat Nav Directions: SK6 7DB

An individually designed four bedroom home situated on the ever sought after Arkwright Road. Ideally located just a short walk from Marple Village and Marple Bridge as well as playing fields, train stations and canals all within easy walking distance. The perfect location.

Finished to a beautiful standard throughout this superb home briefly comprises to the ground floor; a welcoming storm porch area, upon entering this home you are met with an amazing entrance hallway which is double vaulted with a gallery landing. The high ceilings fill the hallway with light creating a pleasant atmosphere to welcome friends and family into your home. A useful downstairs w/c can be found at the end of the hallway and access to the integral garage. Externally the garage can be accessed via an electric powered up and over door, power is also located here. The contemporary kitchen has been finished to an exceptionally high standard with lots of storage space, an array of Siemens appliances and a breakfast bar. The extensive work solid surface are 20mm thick giving the kitchen a true contemporary finish, they are also extra hygienic. It has also been made open plan to create a great social space with a sitting area overlooking the garden, a superb space to entertain.

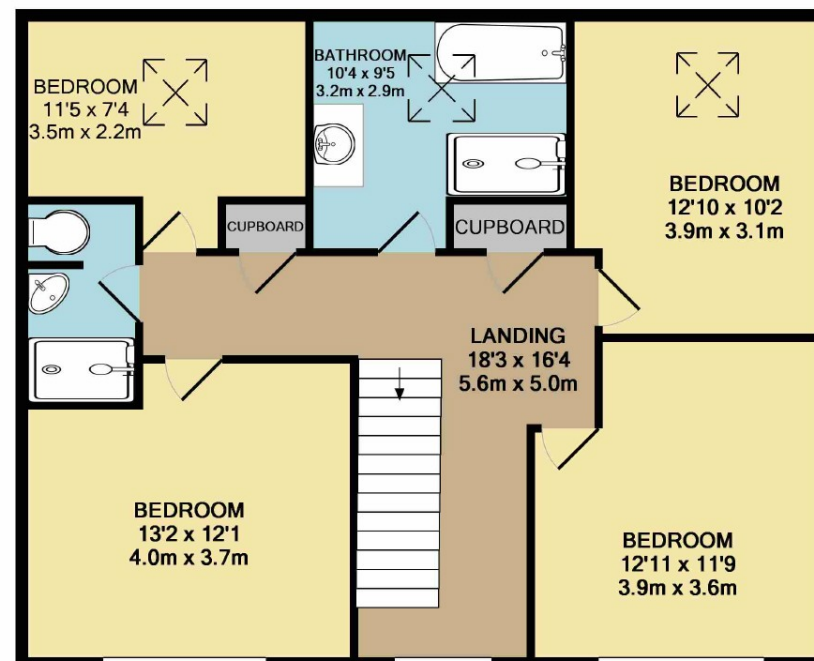
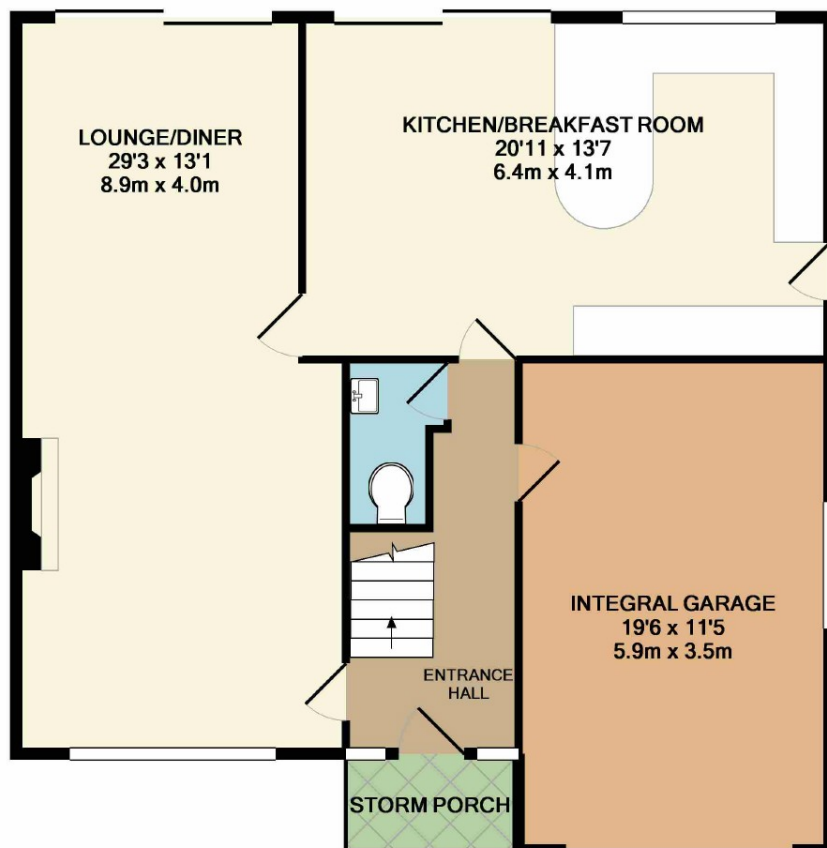
The main living area is an open plan lounge diner spanning over 22ft in length with a gas fire as its heart. The open plan theme continues to encompass this home very socially designed yet the lounge does very much feel in its own space.

The first floor reveals four well-proportioned bedrooms, three doubles and one single. A three piece shower room with double shower cubicle and a large four piece family bathroom with walk in shower. The family bathroom also benefits from a veneered walnut vanity unit and w/c.

Externally the property offers a paved rear garden with a rockery giving extra privacy, ideal for relaxing and dining. The front offers ample off road parking with artificial grass to keep maintenance low.







TOTAL APPROX. FLOOR AREA 1812 SQ.FT. (168.4 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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Marple Branch  
2 The Hollins, Stockport Road, Marple, Stockport, SK6 6AY | 0161 4270755  
marple@julianwadden.co.uk | www.julianwadden.co.uk

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