

JULIAN  
WADDEN





# 33 Church Street Marple





Guide price £285,000  
Square Footage: 1177  
Council Tax Band: C  
Tenure:  
Service Charge:  
Sat Nav Directions: SK6 6BW

A spacious and ideally located four bedroom semi-detached Victorian home. Located in the heart of the village with an array of restaurants, bars, shops and train station all within easy walking distance.

In brief the property comprises to the ground floor; vestibule entrance hallway, spacious lounge with windows to two aspects giving the room good natural light, the dining area offers plenty of space and room for all the family, the kitchen gives ample storage and work surface space with an extremely useful larder / store area.

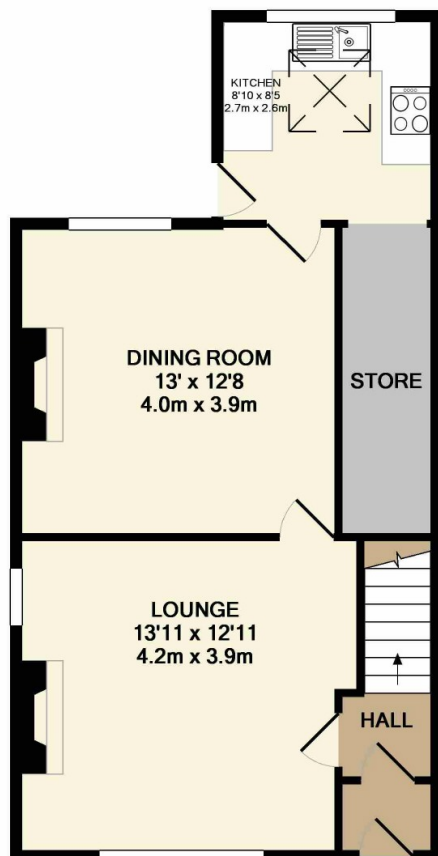
The first floor reveals three bedrooms all well proportioned in size, a bathroom with over head shower and hand wash basin and separate w/c.

The second floor offers a large double bedroom with lots of storage and two Velux windows which reveal some amazing views.

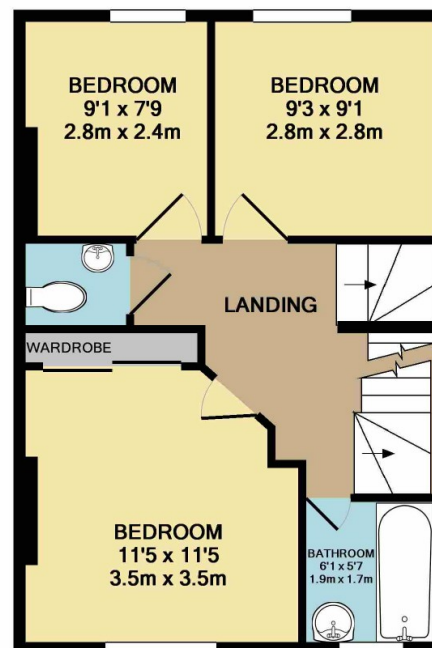
Externally the property is garden fronted with a brick wall. Whilst the rear courtyard is private, low maintenance and has brick built store.

A great opportunity to acquire a great home in the heart of Marple.

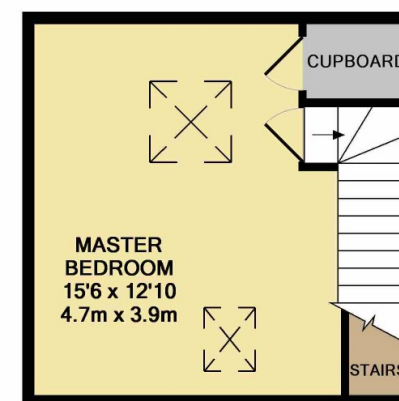




GROUND FLOOR  
APPROX. FLOOR  
AREA 509 SQ.FT.  
(47.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 241 SQ.FT.  
(22.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1177 SQ.FT. (109.4 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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