

JULIAN  
WADDEN







38 Ernocroft Road  
Marple Bridge  
Guide price £359,950



Square Footage: 1506  
Council Tax Band: D  
Tenure:  
Service Charge:  
Sat Nav Directions: SK6 5DY

OFFERED WITH NO ONWARDS CHAIN is this spacious and tastefully extended four bedroom semi detached with amazing views. Located in a sought after location with only a short walk to either Etherow country park or Marple Bridge village.

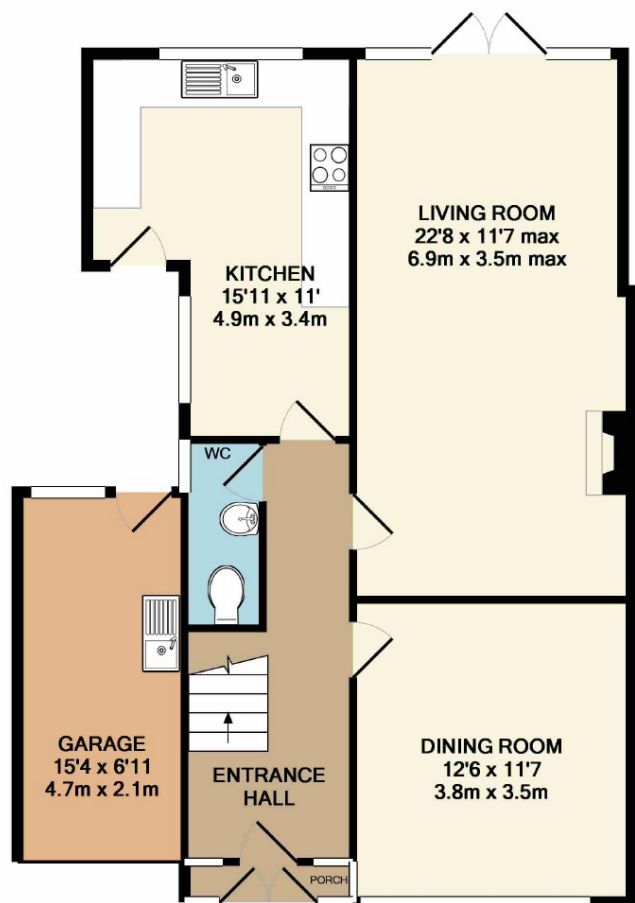
In brief the property offers to the ground floor; a welcoming entrance hallway with stairs leading to the first floor and a useful under stairs w/c, the front reception is currently used as a dining room with a square bay and a feature fireplace, the rear reception has been extended to create a 20ft living room, ideal for a growing family, it also benefits from French doors that lead out onto the rear garden. The kitchen area offers ample work space and storage with plenty of room for a breakfast table. The garage has been added to create useful storage and is plumbed for utilities with a sink area.

The first floor offers three bedrooms, two of which are doubles and a three piece family bathroom. The second floor reveals the master bedroom with an ensuite shower room and amazing views over to Werneth Low.

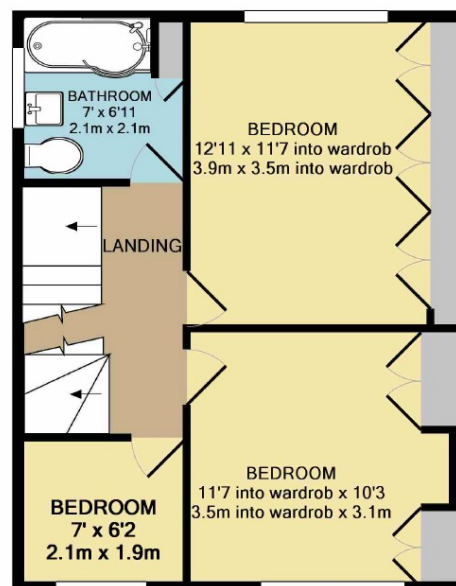
Externally to the front there is off road parking and a lawned garden with a shrub boundary. The rear offers a decked area with a lower lawn and superb views over the local countryside.



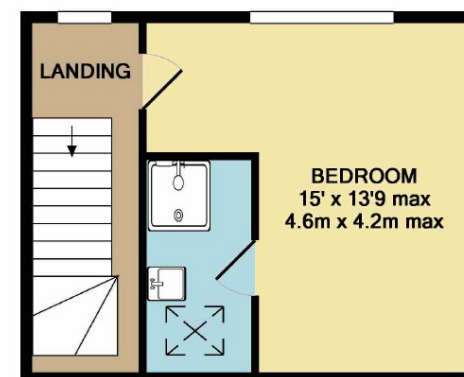




GROUND FLOOR  
APPROX. FLOOR  
AREA 790 SQ.FT.  
(73.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 438 SQ.FT.  
(40.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 278 SQ.FT.  
(25.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1506 SQ.FT. (139.9 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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