

JULIAN  
WADDEN





94 Stockport Road  
Marple  
Guide price £249,950



Square Footage: 1300  
Council Tax Band:  
Tenure:  
Service Charge:N/A  
Sat Nav Directions: SK6 6AB

A recently refurbished Victorian bay fronted three bedroom semi detached finished to a high standard. Offering spacious rooms throughout with a well proportioned rear garden and close to Marple village.

In brief the property offers to the ground floor; entrance hallway with stairs leading to the first floor, the dining room and lounge have been made open plan with a bay fronted window and french doors leading to the rear garden creating a light and airy space, the breakfast kitchen offers a modern kitchen with extensive work surfaces and ample storage whilst still offering plenty of space for a breakfast table, access to the two cellar chambers can be accessed via the kitchen.

The first floor reveals three bedrooms two of which are doubles and a contemporary and stylish four piece bathroom suite with free standing bath and walk in shower.

Externally the property offers a large patio area with a further lawned area.







BASEMENT LEVEL  
APPROX. FLOOR  
AREA 218 SQ.FT.  
(20.2 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 579 SQ.FT.  
(53.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 503 SQ.FT.  
(46.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1300 SQ.FT. (120.8 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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