

JULIAN WADDEN





2 Ley Hey Road
Marple
Guide price £475,000



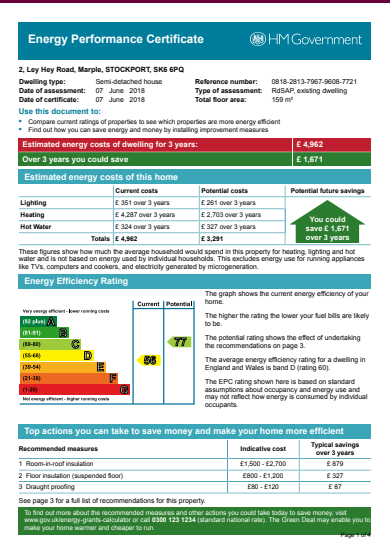
Square Footage: 2064
Council Tax Band: E
Tenure: Freehold
Service Charge:
Sat Nav Directions: SK6 6PQ

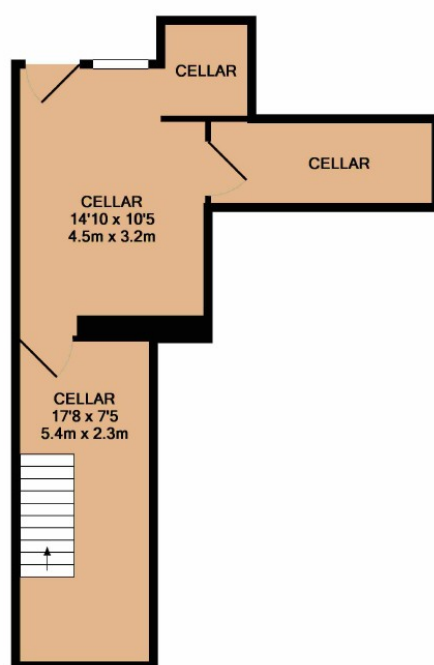
A beautiful period semi detached home situated in the "Ley Hey Park" conservation area. Ideally located to Marple village and train station whilst only being a short walk from Marple Memorial park.

In brief the property offers to the ground a spacious and welcoming entrance hallway, leading into the formal dining room with a large bay window flooding the room with light, the rear room also offers good proportioned with a rear bay window overlooking the garden. The breakfast kitchen offers ample storage and work surface space with access to the rear garden.

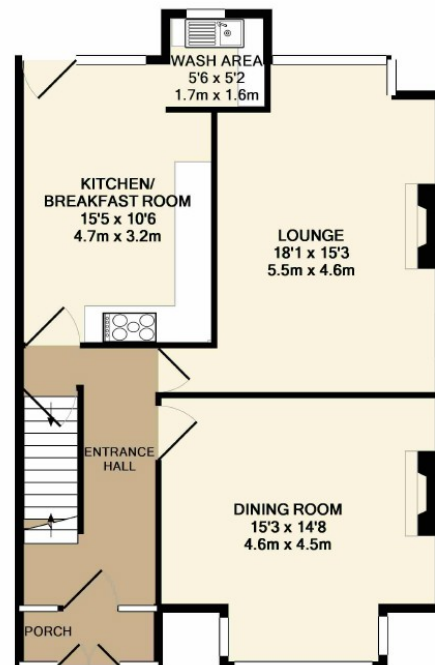
The cellars reveal three chambers all with good head height and ideal for storage. The first floor reveals three double bedrooms and a modern bathroom suite. The second floor offers a light and airy landing with a spacious double bedroom. There is also a store which could be converted to a fifth bedroom or a ensuite bathroom.

Externally the property offers off road parking and a spacious wooden garage. The rear garden offers a spacious plot with a well stocked garden designed in a traditional "English Garden" style.

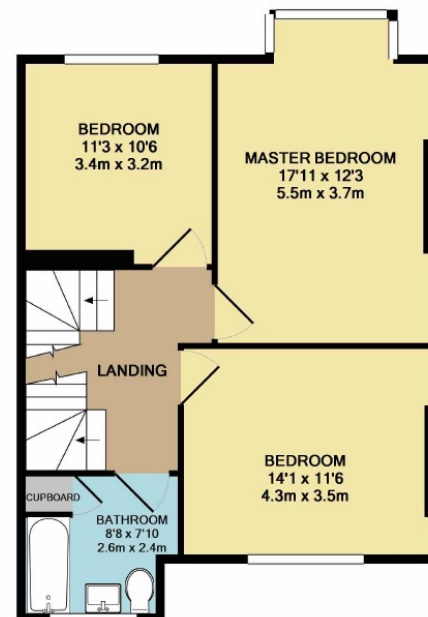




BASEMENT LEVEL
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)



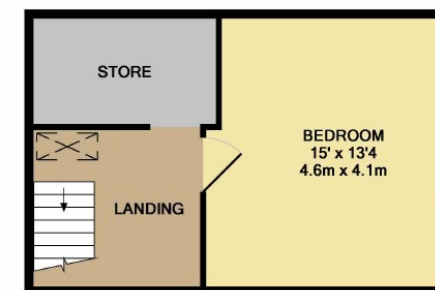
GROUND FLOOR
APPROX. FLOOR
AREA 733 SQ.FT.
(68.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 637 SQ.FT.
(59.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2064 SQ.FT. (191.8 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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2ND FLOOR
APPROX. FLOOR
AREA 340 SQ.FT.
(31.6 SQ.M.)

Marple Branch
2 The Hollins, Stockport Road, Marple, Stockport, SK6 6AY | 0161 4270755
marple@julianwadden.co.uk | www.julianwadden.co.uk

**JULIAN
WADDEN**

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Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.

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