

# JULIAN WADDEN





32a Arkwright Road  
Marple  
Guide price £599,950





Square Footage: 1944  
Council Tax Band: E  
Tenure:  
Service Charge:  
Sat Nav Directions: SK6 7DB

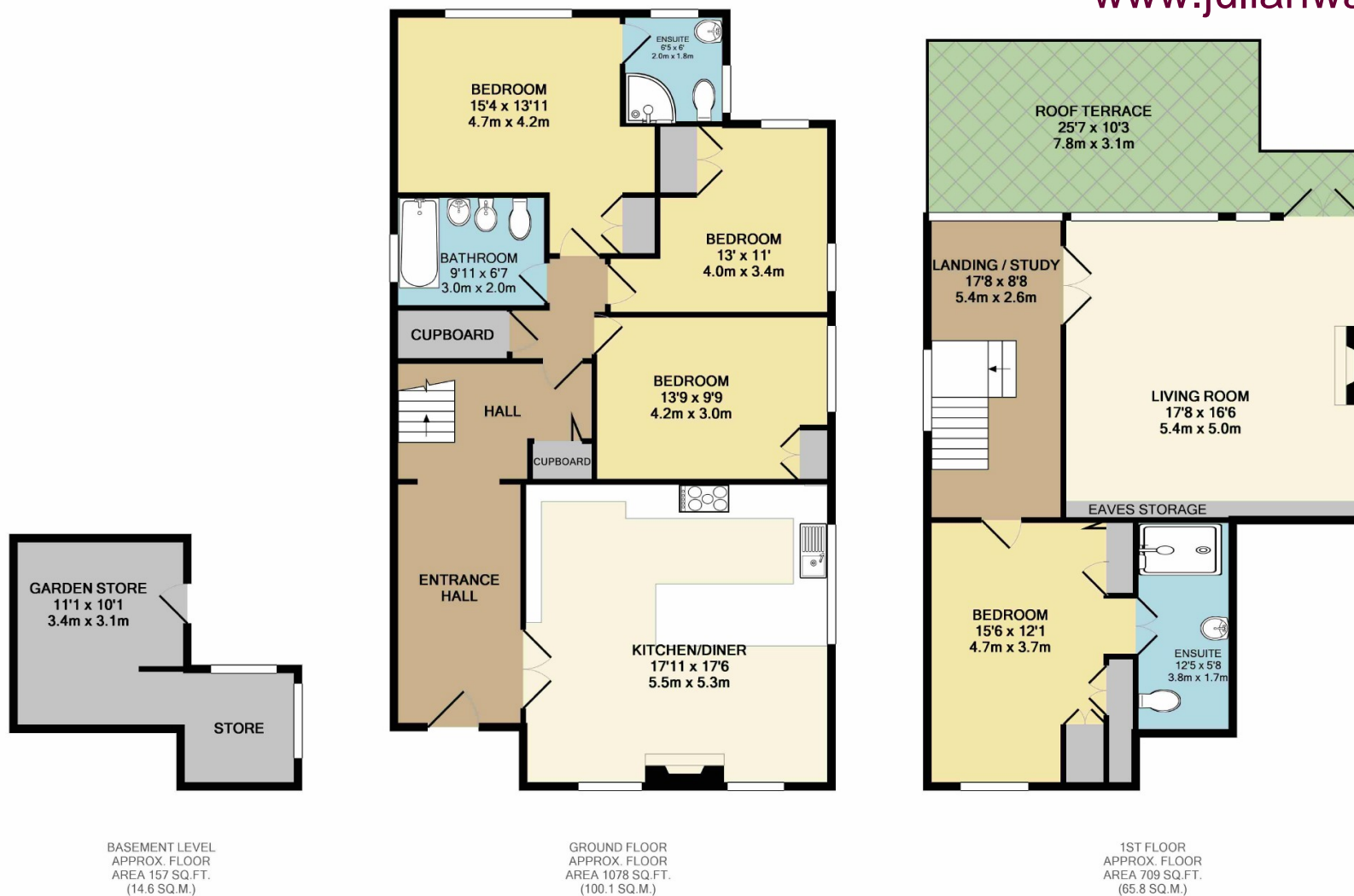
NO CHAIN "The Coach House" A rare and unique family home tastefully finished and ideally located to Marple village and train station. Dating back to circa 1890 this family home offers a superb lifestyle with long ranging views and a roof terrace.

In brief the property offers to the ground floor; spacious entrance hallway with double doors leading into the large family kitchen, this is a fantastic family space with a spacious kitchen area, with a dining and sitting area with a log burner at the heart of the room, the ground floor also offers three double bedrooms with an ensuite to the master and a four piece suite family bathroom.

The first floor reveals a spacious and light landing which is currently used as a office space, the large family living room benefits from a kitchenette and french doors leading to the roof terrace. The first floor also offers a large double bedroom with fitted wardrobes and a shower ensuite.

Externally the property offers a tarmac driveway with a gated entrance with a mature shrubbery boundary. To the rear there is a pebbled sitting area to enjoy those summer evening with a garden which is mainly laid to lawn.





TOTAL APPROX. FLOOR AREA 1944 SQ.FT. (180.6 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

**JULIAN  
WADDEN**

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