

JULIAN WADDEN





Hollinwood Lane Marple

Guide price £575,000



Square Footage: 1541
Council Tax Band: E
Tenure: Freehold
Service Charge:
Sat Nav Directions: SK6 7DZ

An idyllic canal side family home with breathtaking views of the Mellor valley. Set in a tranquil location yet only a short drive to Marple village this property offers the best of both worlds.

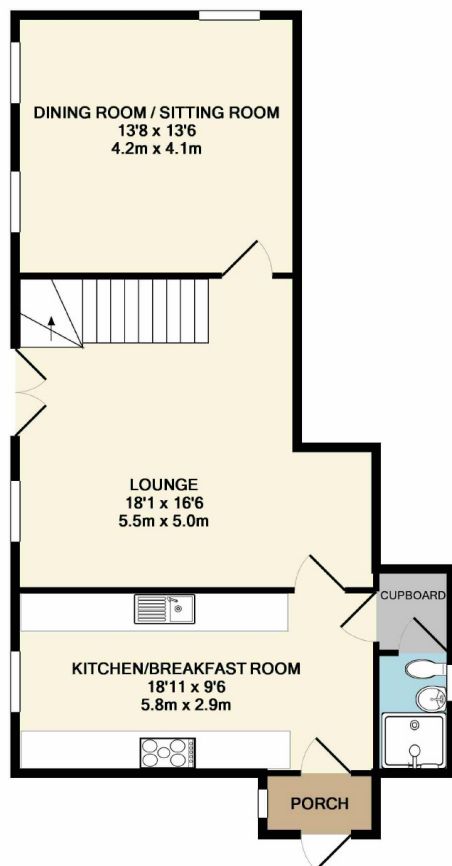
In brief the property offers to the ground floor; entrance porch leading into the breakfast kitchen, the kitchen has been tastefully finished and in keeping with the period, off the kitchen is a useful store and a wet room with w/c, the main living area captures this period with a stunning fireplace and an array of beautiful period feature along with French doors leading to the outdoor patio, a further sitting room or formal dining room can be found beyond the living room, the current owners have used this as a dining room, snug or play room.

The first reveals five bedroom two of which are single bedrooms whilst the other three are doubles. The master bedroom benefits from a vaulted ceiling with a Juliet balcony making the most of those stunning views. The family bathroom offers a roll top bath, sink basin, w/c, exposed brick wall and a velum window flooding the room with light.

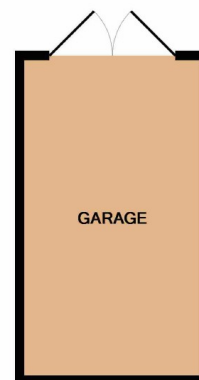
Externally the property offers a superb patio area great for out door dining with amazing views and the canal running along side. A secluded garden can also be found with off road parking and a detached garage.

A property that will offer you an amazing lifestyle.

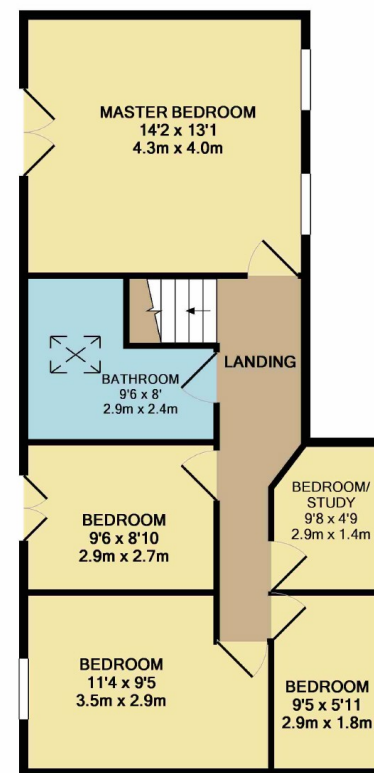




GROUND FLOOR
APPROX. FLOOR
AREA 883 SQ.FT.
(82.0 SQ.M.)



GARAGE



1ST FLOOR
APPROX. FLOOR
AREA 658 SQ.FT.
(61.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1541 SQ.FT. (143.1 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.
Made with Metropix ©2018

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

**JULIAN
WADDEN**

FOR FACTS STATS AND ALL THINGS MARPLE
VISIT WWW.MARPLEPROPERTYBLOG.COM

rightmove



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.