

**JULIAN
WADDEN**



30 Chardin Avenue
Marple Bridge
Guide price £475,000



Square Footage: 1381
Council Tax Band: F
Tenure: Freehold
Service Charge:
Sat Nav Directions: SK6 5DN

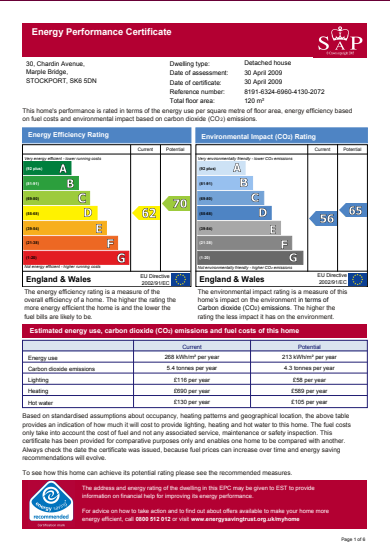
NO CHAIN. A well proportioned FOUR DOUBLE bedroom detached family home spanning nearly 1400 sq ft in a quite cul-de-sac location with the potential to extend (STPP). Ideally located to Marple Bridge village with train station, shops, pubs and within the school catchment of both St.Marys and Ludworth primary schools.

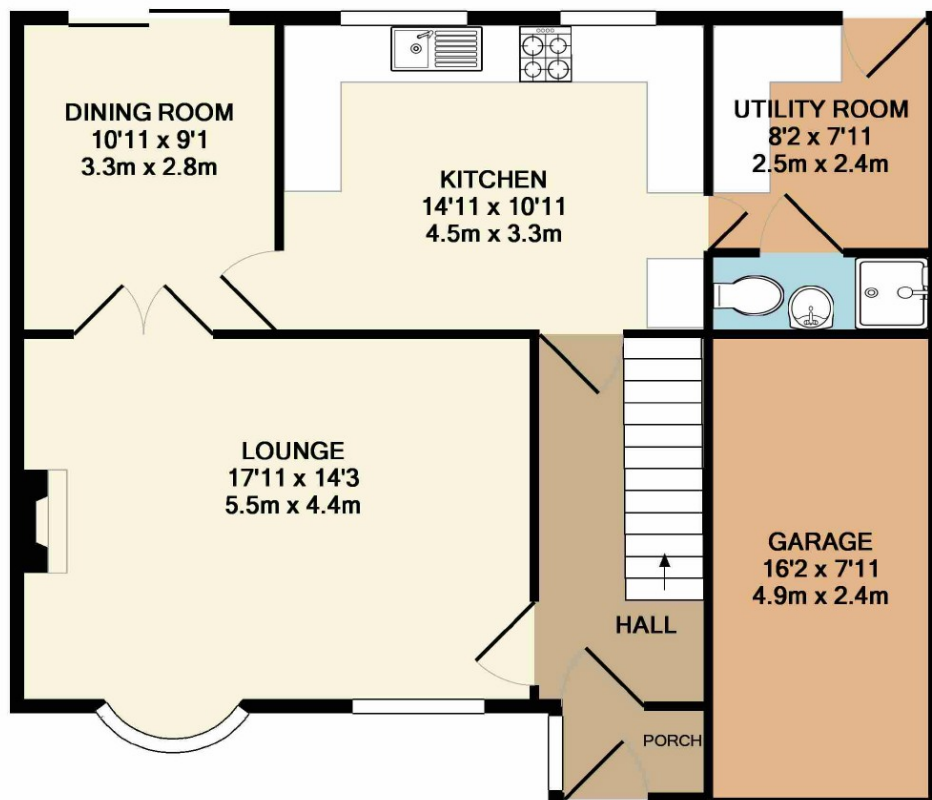
In brief the property offers to the ground floor; a welcoming entrance hallway with stairs leading to the first floor. A spacious family lounge with a feature fireplace and double doors leading into the dining room. The dining room offers ample space for a formal dining with patio doors leading to the rear garden. The kitchen is larger than most giving extensive storage space and work surfaces. A useful utility room can be found off the kitchen with a shower and w/c. The ground floor also benefits from an attached garage ideal for storage.

The first floor reveals four double bedrooms three of which have fitted wardrobes and a four piece family bathroom suite. Externally the property offers off road parking for four cars and the rear garden is mainly laid to lawn.

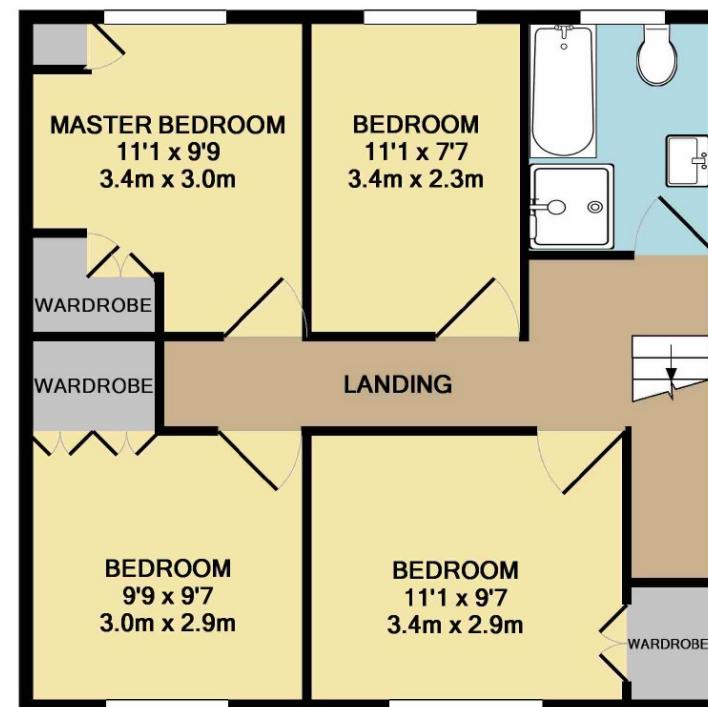
A superb family home with great further potential.

The first floor reveals





GROUND FLOOR
APPROX. FLOOR
AREA 808 SQ.FT.
(75.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 574 SQ.FT.
(53.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1381 SQ.FT. (128.3 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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