

JULIAN
WADDEN



7 Mount Drive
Marple
Guide price £240,000

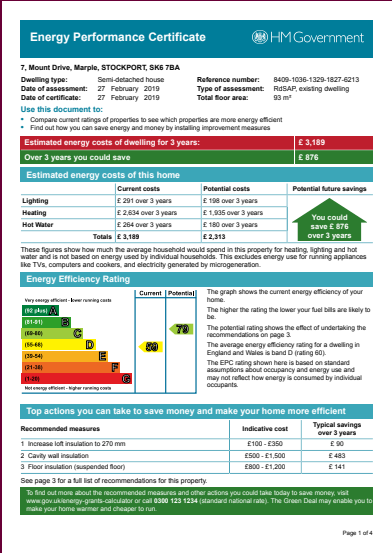


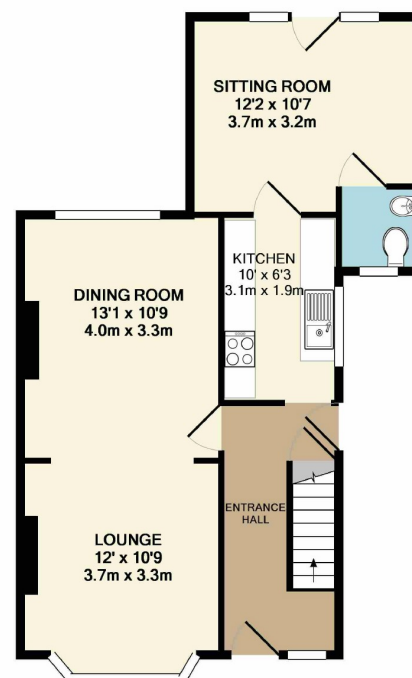
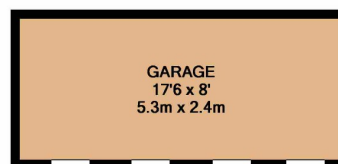
Square Footage: 1072
Council Tax Band: D
Tenure: Freehold
Service Charge:
Sat Nav Directions: SK6 7BA

A CORNER PLOT extended three bedroom semi detached home with a DETACHED GARAGE. Located within walking distance to Marple Village, train station and great local schools. This property offers great potential for further extension work (STPP).

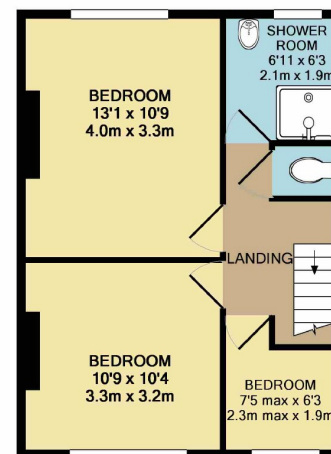
In brief the property offers to the ground floor; a welcoming entrance hallway with stairs leading to the first floor and a side entrance, a bay fronted lounge which has been made open plan with the dining room creating a great space for family living, a well presented galley kitchen which has benefitted from the extension which reveals a w/c & utility room as well as a spacious sitting room over looking the rear garden.

The first floor reveals three bedrooms and a shower room with a separate w/c. Externally the property offers off road parking to the rear with a spacious detached garage. The property also offers gardens to three sides giving potential to extend further (STPP).





GROUND FLOOR
APPROX. FLOOR
AREA 682 SQ.FT.
(63.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1072 SQ.FT. (99.6 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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