

# JULIAN WADDEN





2c Brindley Avenue  
Marple  
Guide price £280,000



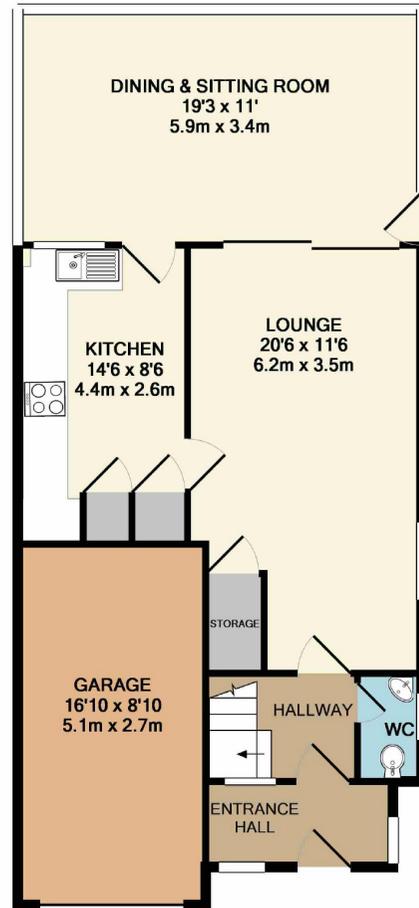
Square Footage: 1249  
Council Tax Band:  
Tenure: Leasehold  
Service Charge:  
Sat Nav Directions: SK6 7NH

An Immaculate four bedroom semi detached family home spanning nearly 1250 sq ft located only a short walk to Marple Village, with easy access to local amenities and transport links.

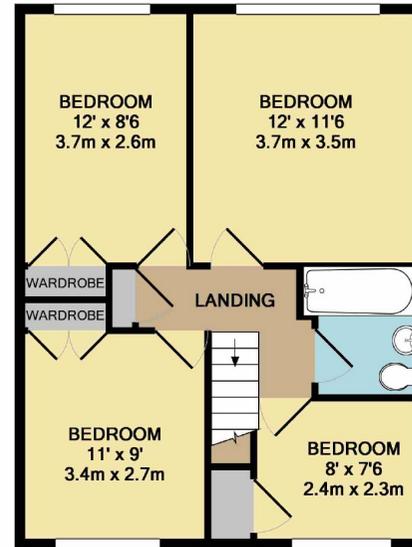
In brief the accommodation offers to the ground floor; spacious entrance porch leading through to the internal hallway with a downstairs w/c and access to the first floor. The generously sized living area spanning 20ft in length offers ample space for a dining and lounge area, benefitting from a large window at the rear flooding the room with natural light. There is also access to under stairs storage from the living room. The breakfast kitchen is spacious and modern which leads into the extension revealing a large dining and sitting area overlooking the private rear garden.

The first floor reveals four well proportioned bedrooms, three of which are double bedrooms and two benefit from fitted wardrobes. Also a modern three piece family bathroom. Externally the property offers off road parking, landscaped gardens and access to the spacious integral garage to the front of the property. Whilst to the rear a garden which is mainly laid to lawn which is extremely private.





GROUND FLOOR  
APPROX. FLOOR  
AREA 773 SQ.FT.  
(71.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 476 SQ.FT.  
(44.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1249 SQ.FT. (116.0 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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