

**JULIAN
WADDEN**



26 Hollins Green Road
Marple
Offers in excess of £325,000



Square Footage: 1257
Council Tax Band:
Tenure: Freehold
Service Charge:
Sat Nav Directions: SK6 6AN

THIS FULLY RENOVATED LARGE THREE DOUBLE BEDROOM semi detached is an exceptional property with a **LARGE REAR GARDEN**.

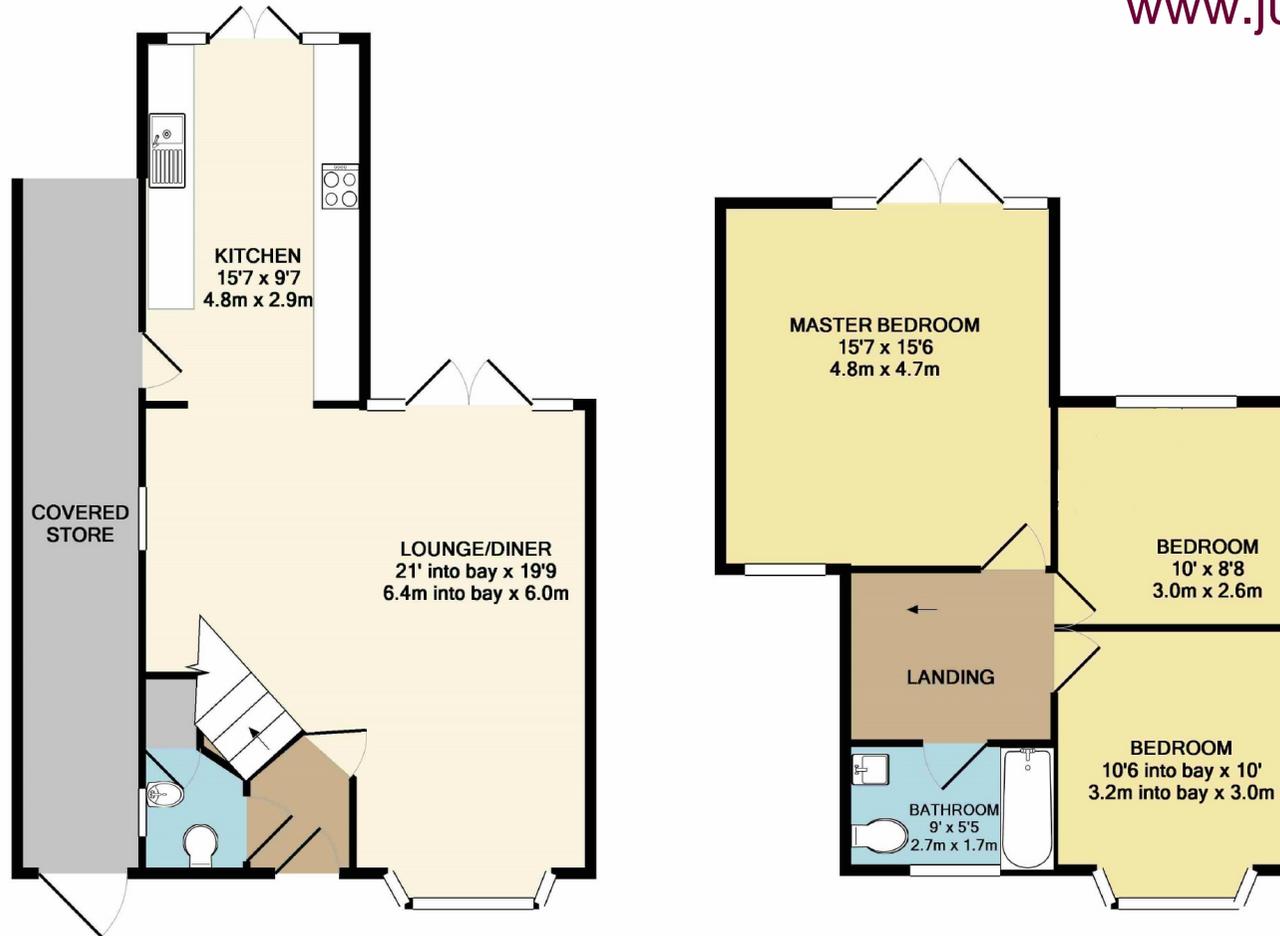
Tastefully renovated throughout, this property is sure to attract a lot of interest. In brief the property reveals to the ground floor; entrance hallway with newly fitted w/c, an open plan living and dining area with French doors leading to the rear garden. The kitchen has been designed so it can either be open plan or closed off. The kitchen has benefited from an extension creating a large breakfast kitchen with a contemporary finished which also offers French doors to the garden.

The first floor offers three double bedrooms with the master bedroom revealing some interesting architectural features spanning over 15 x 15 ft. The family bathroom has just been fitted with a shower over bath.

Externally the front has been blocked paved giving access to three cars. The side area reveals a gated storage with the potential to extend further (STPP). The rear garden is extensive and is mainly laid to lawn.

A superb home that must be viewed. Close to Marple village and all of its amenities.





GROUND FLOOR
APPROX. FLOOR
AREA 703 SQ.FT.
(65.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 554 SQ.FT.
(51.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1257 SQ.FT. (116.8 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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