Low Lea Road, Stockport, SK6

6 Low Lea Road, Marple Bridge, Stockport, SK6 5AB

Offers Over £475,000

EXTENDED STONE END OF TERRACED COTTAGE
2 RECEPTION ROOMS
2 LARGE BEDROOMS
CHARACTERFUL FEATURES
DRIVEWAY PARKING & GARAGE
EPC RATING: TO FOLLOW
VIEWS OVER RIVER GOYT
TENURE: FREEHOLD
CENTRAL MARPLE VILLAGE LOCATION
COUNCIL TAX BAND: E

Nestled in an enviable location within walking distance of Marple Bridge's village centre, yet positioned on a picturesque cobbled road set back from the main high street and so offering a peaceful and tranquil position alongside the River Goyt is this charming, stone built, two bedroom end of terraced country cottage, with deceptively spacious living accommodation which is complimented by a wealth of characterful features, along with ample off road parking and single garage.

The property stands beautifully within its plot with 'country cottage' style gardens located to the rear and left side of the property which are perfectly situated to enjoy the flowing sound of the River Goyt, as well as presenting the perfect setting to immerse yourself in the serene tree lined surroundings.

In brief, the accommodation offers: entrance vestibule giving front and rear access, handy downstairs shower room and W/C, fitted kitchen with cottage style painted wooden cabinets and beautiful views to the rear, large dining room and finally the welcoming sitting room with beautiful bow bay window with traditional ''bullseye'' glass window overlooking the cobbled road to the front. The first floor reveals two generous bedrooms, with a large bathroom to the rear of the property fitted with a quaint rose pink suite. There is ample off road parking by way of the driveway to the front, which is a real rarity in this location, along with single garage.

The property is situated within the ever popular village of Marple Bridge and is within walking distance to a range of amenities that the town has to offer, such as public houses, shops, cafes and restaurants. Additionally, there is good local schooling within the area. The property is adjacent to the River Goyt and beautiful countryside walks are just moments away.

Advantages include gas central heating by way of recently re-fitted boiler, some double glazing and the possibility to update the accommodation, including offering scope to convert the garage and/or loft space to allow the property to grow as required.

150 Buxton Road, High Lane, Stockport, Cheshire, SK6 8EA
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GROUND FLOOR

Living Room

"11'8" (3m 55cm) x "13'11" (4m 24cm)

A characterful room with bay Georgian style window with bullseye feature to the front elevation, further Georgian style window to the side, stone window sill and beams over windows. Feature period style fire place with wooden surround and hearth and having pretty floral tiled inserts to either side. Ceiling light point, power points, radiator. Leaded glass French doors to:-

Dining Room

"13'7" (4m 14cm) x "14'10" (4m 52cm)

With Georgian style window to the side, ceiling light point, power points, two radiators, feature beam and wooden stairs ascending to first floor.

Fitted Kitchen

"9'11" (3m 2cm) x "8'11" (2m 71cm)

The kitchen is fitted with a range of painted wooden cottage style wall and base level units including breakfast bar area, complimented further by marble effect working surfaces that incorporate the stainless steel sink and drainer unit with mixer tap and tiled splash backs. Coffered style ceiling, Georgian style window overlooking the rear garden and giving views towards the river Goyt, power points, ceiling light points, radiator, wood effect vinyl flooring, original stable door through to entrance hall, space for white goods such as washing machine, full height fridge freezer and cooker.

Rear Entrance Hall/Vestibule

"8'6" (2m 59cm) x 5"10" (25cm)

With wood effect vinyl flooring, wooden entrance door and uPVC double glazed door and window to the rear garden, ceiling light point, power points and radiator.

Downstairs Shower Room

"8'6" (2m 59cm) X "4'0" (1m 21cm)

With wood effect vinyl flooring, ceiling spotlights and window to the rear. The shower room has been fitted with a curved corner shower cubicle with shower over, vanity wash hand basin with storage below and WC.

FIRST FLOOR

Bedroom 1

"11'9" (3m 58cm) X "14'6" (4m 41cm)

A generous principle bedroom with Georgian style uPVC double glazed window to the front elevation, ceiling light points, power points, radiator and a range of wooden fitted wardrobes offering hanging space and shelving.

Bedroom 2

"13'10" (4m 21cm) X "9'1" (2m 76cm)

With Georgian style window to the rear elevation providing views over the River Goyt, ceiling light points, power points and radiator.

Family Bathroom

"6'9" (2m 5cm) X "8'10" (2m 69cm)

The bathroom has been fitted with a rose pink bathroom suite comprising pedestal wash hand basin with hot and cold tabs, wooden paneled bath with hot and cold mixer tap and shower over and WC. Part tiled walls, wooden dado rail, vinyl flooring, walk in storage cupboard with ample shelves, housing the recently fitted boiler and having louvered door, window to the rear again offering views towards the River Goyt.

OUTSIDE

Garage

"15'3" (4m 64cm) X "9'0" (2m 74cm)

With up and over garage door, entrance door to the side, power points and lighting.

Driveway Parking

For approx. three vehicles but with potential for more.

Gardens to Side & Rear

The property has low maintenance gardens to three sides, having a pretty stone walled front garden, a further well stocked garden to the side offering space for seating and having a wide range of flowering plants including rose bushes and grape vines, then there is a further raised patio to the rear which provides the ideal space for outdoor entertaining whilst enjoying the sounds of the River Goyt to the rear.

AGENTS NOTES

Directions

Sat Nav - SK6 5AB

Viewing Arrangements

Viewings are strictly by appointment with Ian Tonge Property Services, 150 Buxton Road, High Lane, Stockport, SK6 8EA. Telephone 01663 762677.

Tenure

Freehold

Council Tax Band

Band E

EPC Rating

To follow

Financial Services

The selling agents will be pleased to assist prospective purchasers with all their financial arrangements whether purchasing through this agency or via another source. Please telephone or call in for an appointment without obligation. A written quotation is available on request. A contract of insurance may be required. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT



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