



24a Ernocroft Road, Marple Bridge. SK6 5DY

This extremely well presented 4 bedroom detached home is located close to Romiley and Marple Villages on this highly regarded road. Offered with NO ONWARD CHAIN the accommodation features: Entrance hall, living room, dining area with patio doors to a conservatory, fitted kitchen with oven, hob and extractor, utility room, ground floor WC and integral garage. Four bedrooms and modern family bathroom with separate shower enclosure. Gas central heating is installed, along with uPVC double glazing and to the front and side of the property is a block paved driveway providing off road parking. The enclosed lawned garden enjoys a welcome degree of privacy and there is a stunning view over Marple Cricket Club and the surrounding countryside.

EPC Rating: TBC. Council Tax Band: E. Tenure: Freehold.

Offers In Excess of £500,000



LIVING ROOM

15' 5" x 11' 1" (4.70m x 3.38m)

**BEDROOM ONE**

11' 8" x 11' 0" (3.55m x 3.35m)

**BEDROOM FOUR**

8' 5" x 8' 4" (2.56m x 2.54m)

**KITCHEN**

12' 8" x 8' 7" (3.86m x 2.61m)

**BEDROOM TWO**

11' 0" x 10' 7" (3.35m x 3.22m)

**BATHROOM**

7' 9" x 6' 8" (2.36m x 2.03m)

**UTILITY ROOM**

10' 6" x 7' 9" (3.20m x 2.36m)

**BEDROOM THREE**

10' 6" x 6' 10" (3.20m x 2.08m)

**OUTSIDE****CONSERVATORY**

9' 2" x 8' 2" (2.79m x 2.49m)



Thomas Lardner Estate Agents, which is a trading name of Stockport Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

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