



Compstall Road, Marple Bridge, SK6 5HG

IMMACULATELY PRESENTED throughout! This 3 bedroom terraced property is a spacious family home which falls into the catchment for Excellent Primary Schools and Marple Hall Secondary School. With many original features, with high ceilings and picture rails it includes an entrance hall, living room, dining room and modern fitted kitchen to the ground floor. To the first floor are 3 good sized bedrooms and family bathroom. Gas central heating is installed along with uPVC double glazing. To the front of the property is a large driveway providing parking with electric charging point whilst to the rear is a Indian stone paved patio garden. EPC rating TBC. Tenure: Freehold.

Price Guide: £365,000



ENTRANCE PORCH

ENTRANCE HALL

14' 4" x 6' 10" (4.37m x 2.08m)



FIRST FLOOR LANDING

BEDROOM ONE

13' 3" x 11' 2" (4.04m x 3.40m)



BEDROOM THREE

9' 3" x 7' 0" (2.82m x 2.13m)

BATHROOM

6' 9" x 6' 0" (2.06m x 1.83m)



LOUNGE

14' 0" x 11' 2" max (4.26m x 3.40m)



BEDROOM TWO

11' 2" x 10' 9" (3.40m x 3.27m)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.

EPC Rating: TO FOLLOW

Council Tax Band: C

Tenure: Freehold

DINING ROOM

11' 2" x 10' 0" (3.40m x 3.05m)



KITCHEN

9' 4" x 8' 3" max (2.84m x 2.51m)



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