





### Features

- Stunning Edwardian Detached Family Home
- Arranged Over Three Floors
- Four Bedrooms, Luxurious Bathroom & Two Shower Rooms
- EPC D & Council Tax G
- Two Reception Rooms & Superb Open Plan Breakfast Room/Kitchen
- Basement with Home Office

**\*\* SEE OUR 3-D INTERACTIVE VIRTUAL TOUR \*\*** Enjoying an elevated position, with an open forward aspect and only a stone's throw from bustling Marple Bridge, this stunning Edwardian detached family home stands within manicured, landscaped gardens and offers well presented living space, arranged over three floors, all of which is guaranteed to impress! Briefly comprising a front porch and entrance hall, lounge and separate dining rooms, both with front bay windows and fireplaces, a superb open plan breakfast room and bespoke kitchen with Quartz tops, range cooker and bi-fold doors, utility room and downstairs wc. Upstairs there are three double bedrooms, the master with an ensuite shower room and a luxurious period style bathroom with slipper bath and separate shower. The basement has been thoughtfully converted to provide a fourth bedroom or media room, recently refitted shower room and useful home office space. Front driveway with room for upto five cars, detached double garage and private gardens including a patio area, terraced flower beds and low maintenance artificial lawns, a timber framed greenhouse and circular Breeze House, ideal for those balmy summer evenings. Energy Rating D



\* Detached Double Garage & Landscaped Gardens with Breeze House

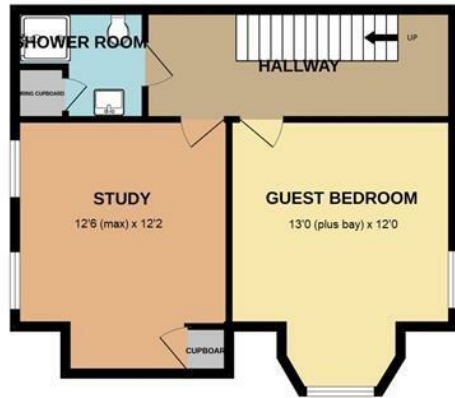
\* No Onward Chain

Directions: Continue along Town Street in picturesque Marple Bridge and follow the road up the hill, this becomes Longhurst Lane and then Brierfield can be found set up from the road, on the left hand side.





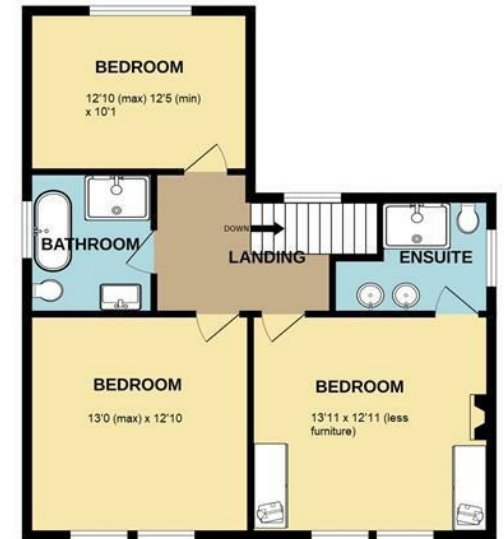
BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.