



10 Greenbeech Close, Marple, Stockport, SK6 6XN

**** SEE OUR VIDEO TOUR **** A late 1980's, Beazer Homes built, detached family house, enjoying a cul-de-sac position on this sought after development with private South Easterly facing gardens, adjoining the open playing fields of Marple Cricket Club. Briefly this immaculate property comprises an entrance hall, downstairs wc, a 25ft through lounge with Limestone fireplace, separate dining room with patio doors, fitted kitchen including appliances, utility room, four first floor bedrooms, the master with en-suite shower room and three with fitted furniture, family bathroom and Integral double garage. Offered for sale with No Onward Chain.

This stunning family home enjoys a peaceful cul de sac location within this highly sought after residential area of Marple, only minutes from Rose Hill and Marple train stations which provide a direct line to Manchester City Centre, excellent educational facilities for children of all ages and delightful local countryside this location is without doubt ideal for the growing family. Energy Rating C

£585,000

Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

Directions

From the centre of Marple, travelling in a Westerly direction along Stockport Road, turn right shortly after the traffic lights, onto Dale Road. take the first turning onto Bowden Lane and then left onto Seven Stiles Drive. Greenbeech Close is then the third turning on the right and the property is at the head of the cul-de-sac.

GROUND FLOOR

Entrance Hall

Pvc double glazed front door central heating radiator, turning spindled stairs leading to the first floor, understairs cloaks cupboard, glazed double opening doors to the lounge and doors to:

Downstairs Wc

A white coupled wc, wash hand basin with mixer tap and vanity unit, towel radiator, pvc double glazed front window.

Through Lounge

25'7 x 11'10 (max) 10'11 (min)

Pvc double glazed front and rear windows, two central heating radiators, gas living flame log effect fore and polished Limestone fireplace, tv aerial point and door to:

Dining Room

15'11 x 10'9 (max) 8'6 (min)

Central heating radiator, double glazed patio doors leading out to the rear garden, laminate wood flooring and archway leading through to:

Kitchen

13'6 x 7'9

A range of fitted Oak fronted kitchen units including base cupboards and drawers, integrated Hotpoint dishwasher and larder fridge, work tops over with an inset single drainer one and a half bowl stainless steel sink unit and mixer tap, split-level Bosch electric double oven/grill, gas hob and filter hood over, wine rack, matching wall cupboards with pelmet lighting and glazed display cabinets, electric kickboard heater and central heating radiator, pvc double glazed rear window and door to:

Utility Room

7'10 x 4'11

Plumbing for an automatic washing machine, base cupboards and stainless steel sink with mixer tap, chrome finish towel radiator, pvc double glazed window and external side door, internal door to the garage.

FIRST FLOOR

Landing

Access to the loft space and doors leading off to:

Master Bedroom

13'1 x 12'7 (plus bay)

Pvc double glazed front bay window, central heating radiator, fitted wardrobes, dressing table, bedside drawers and headrest, door to:

En-Suite Shower Room

A white suite including a corner shower cubicle, wash hand basin with mixer tap and vanity unit, low level wc, shaver point, chrome finish towel radiator and pvc double glazed front window.

Bedroom Two

12'7 x 8'6 (less furniture)

Pvc double glazed front window, central heating radiator, fitted wardrobes, dressing table and overbed cupboards.

Bedroom Three

10'8 x 9'4 (less furniture)

Pvc double glazed rear window, central heating radiator, fitted wardrobes, dressing table and overbed cupboards.

Bedroom Four

10'8 x 5'6 plus 6'5 x 2'11

L-shaped room with pvc double glazed rear window and central heating radiator.

Bathroom

A white three piece suite including a panelled bath with mixer tap, shower over and shower screen, wash hand basin with mixer tap and vanity unit, close coupled wc, chrome finish towel radiator, airing cupboard and pvc double glazed rear window.

OUTSIDE

Integral Double Garage

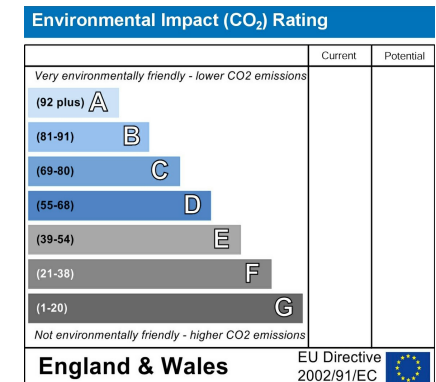
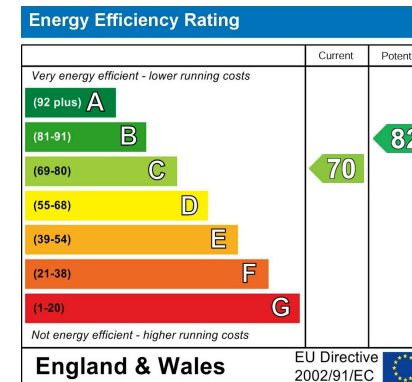
18'3 x 18'0 (overall)

Twin up and over doors, power and light, cold water tap and Vaillant gas fired combination boiler.

Gardens

The property has a front garden with monkey puzzle tree and a double width block paved driveway, whilst the private rear garden has a block paved patio area and lawn.

Our ref: Cms/cms/1004/24

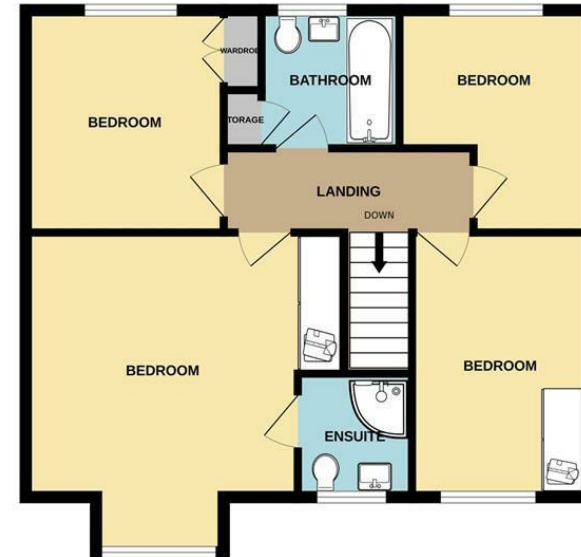




GROUND FLOOR



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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