



COUNTRY  
HOLMES

## 74 Lower Fold

Marple Bridge, SK6 5DU

Asking Price Of £425,000

- Deceptively spacious
- Large rooms throughout
- Two reception rooms
- Three double bedrooms
- Four storey accommodation
- Off-road parking
- Private garden
- Beautifully presented



#### **ENTRANCE VESTIBULE**

Hardwood entrance door with glazed fanlight over. Wall mounted coat rack, feature wood panelling. Open to Dining room.

#### **DINING ROOM**

13' 6" x 13' 7" (4.11m x 4.14m) Stripped oak floor, dado rail, picture rail and coving to ceiling. Wrought iron Victorian style radiator. Two further radiators, uPVC double glazed window to the front aspect. Access to stairs to the first floor, door leading to the Lounge.

#### **LOUNGE**

13' 3 plus recess" x 13' 10" (4.04m x 4.22m) With inglenook wood burning stove with inset Oak mantle above, and tiled hearth. Picture rail, dado rail, fitted shelving and cupboard



to alcove, TV point, uPVC double glazed window overlooking the rear garden, door leading to the study and stairs leading down to the Breakfast Kitchen.

#### **STUDY**

8' 7" x 5' 11" (2.62m x 1.8m) Oak flooring, panelled ceiling with inset spotlights, fitted storage cupboards with correlating desk, uPVC double glazed window overlooking the rear garden, door leading to steps down to the garden.

#### **STAIRS TO LOWER GROUND FLOOR**

Enclosed staircase, with tiled steps leading to the lower ground floor.

#### **KITCHEN**

11' 8" x 12' 5" (3.56m x 3.78m) Fitted with a modern range



of cream Shaker style wall, base and drawer units with Butchers Block work surfaces above. Inset porcelain Belfast style sink, recess for range cooker, large pantry providing excellent storage. Beams to ceiling and inset spotlights, tiled flooring, tiled splash back, upvc double glazed window overlooking the rear garden, open through to utility room.

#### **UTILITY ROOM**

6' 3" x 5' 1" (1.91m x 1.55m) Wrought iron Victorian style radiator, continuation of tiled flooring from kitchen, cream shaker style wall and base unit with butchers block work surfaces. Recess for Fridge/Freezer, beams to ceiling and inset spotlights, half glazed stable style door leading to the rear garden.

#### **STAIRS TO FIRST FLOOR LANDING**

Open dog leg staircase, with spindled balustrade leading to the large first floor landing area. Radiator with decorative cover, stripped oak floor boards, ceiling light points, traditional four panel oak doors to all rooms.

#### **BEDROOM ONE**

9' 10" x plus wardrobes' 10" (3m x NaNm) Double bedroom, with a modern range of fitted wardrobes. Stripped oak floorboards, ceiling light point, radiator. uPVC double glazed window to the rear aspect, with views over local countryside.

#### **BEDROOM TWO**

10' 6" x 13' 8 minimum measurements" (3.2m x 4.17m) Further double bedroom, with twin windows overlooking the front aspect. Radiator with decorative cover, ceiling

light point.

#### **BATHROOM**

Fitted with a modern yet traditional style, white bathroom suite comprising of pedestal wash basin, W.C., panelled bath and separate shower enclosure. Half height tongue and groove wood panelling, tiled flooring, tiling to the shower enclosure, spotlights to ceiling. uPVC double glazed window to the rear aspect.

#### **STAIRS TO BEDROOM THREE**

Traditional style four panel door leading from the first floor landing. Dog leg staircase to the third double bedroom.

#### **BEDROOM THREE**

12' 6 plus storage" x 13' 7 max" (3.81m x 4.14m) Third

double bedroom, with velux window. Built in, walk-in wardrobe with hanging rails and shelving, further large cupboard with shelving. Radiator, ceiling light point.

#### **EXTERNALLY**

To the front of the property is a dwarf, stone wall with access to the stone flagged path leading to the front door. The rest of the frontage is gravelled, with decorative pea gravel and a mature stocked flower bed.

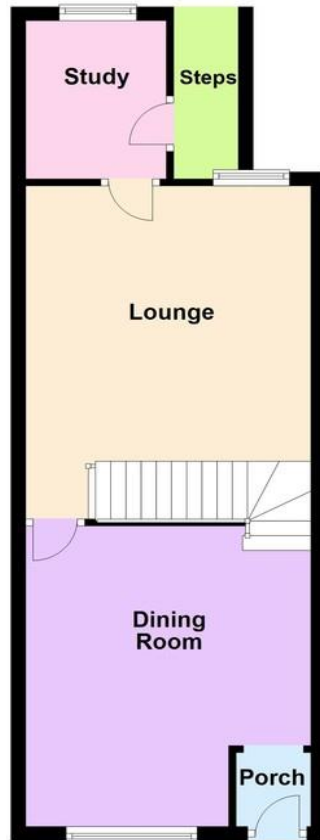
To the rear, there are steps from the utility room leading to the raised, Indian stone flagged patio area, with wooden canopy with mature climbing plants. Steps leading to the lawn, which has stone raised flower beds, stocked with an array of flowers and plants. The garden has secure fenced boundaries, and gated access at the bottom, to the driveway, which provides parking for two cars. Brick built outbuilding providing additional storage space.



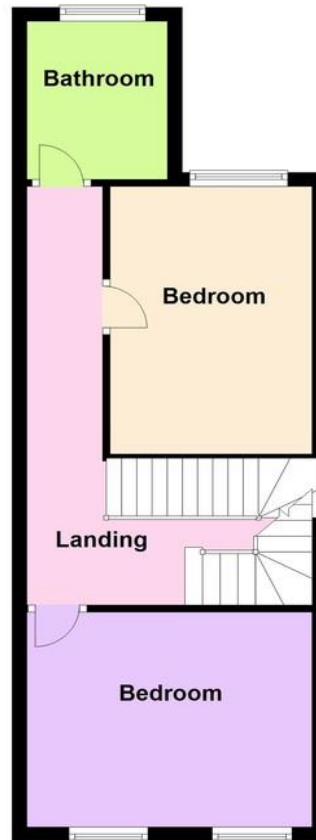
### Ground Floor



### First Floor



### Second Floor



### Third Floor



### COUNCIL TAX BAND

Tax band D

### TENURE

Freehold

### LOCAL AUTHORITY

Stockport Metropolitan Borough Council

### OFFICE

76 Lower Fold  
Marple Bridge  
Cheshire  
SK6 5DU

### OPENING HOURS

Mon-Thurs: 9am - 5.30pm  
Fri: 9am - 5pm  
Sat: 10am - 2pm

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