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**16 Arkwright Road, Marple, Stockport, Cheshire
SK6 7DE**



- Stunning Extended Detached Property
- Four Bedrooms & Three Reception Rooms
- Conservatory With Views Overlooking The Horizon
- Gas Central Heating & uPVC Double Glazing

- Two Garages & Off Road Parking For Several Vehicles
- Well Tended Gardens to Front, Side & Rear
- Viewings Are Essential to Appreciate this Property

£ 724,950 Guide Price

O.I.R.O

www.harveyscott.com

Services (Not tested)

Mains electricity, gas and water

Local Authority

Stockport Borough Council

Tenure

Not Applicable

Postcode

SK6 7DE

Possession

Unknown

Viewing

By appointment only. For further information, particulars to view please contact a member of staff at Harvey Scott.

Mortgage Information

Our financial advisor will be informed of all offers made. He has vast experience in all areas of financial services including mortgages, insurance etc. The mortgage advice given is completely independent, and may well save you money and speed up the whole sales transaction.

Written quotations are available on request.

Free valuations on request.

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Harvey Scott are delighted to bring to the market this spectacular four bedroom extended detached property set over three levels. The property sits on a corner plot with magnificent views over Marple Bridge, Mellor and Cobden Edge. Externally the property has two garages and ample off-road parking for several vehicles. The property briefly comprises of entrance porch leading through to hallway which gives access to reception room one, reception room two, reception room three, wet room and kitchen leading off to the conservatory which provides outstanding views over the well tended large garden and over looking the horizon. The first floor landing provides access off to bedroom one, two, three, four, bathroom and separate WC. Viewings are a must to really appreciate this property! Viewings by appointment only, to Book Viewing Appointment Tel: 0161 483 4444

Location

The property is situated in one of Cheshire's most popular districts. Marple offers a range of quality shops suitable for most day to day requirements and the area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the area is especially well placed for easy access to the business centres of Stockport and Manchester. Stockport train station offers fast commuter service routes to the North and the South of the UK. Marple train station is situated within a short walking distance of the property. The local M60 provides access to all major motorways including the M56 and the M6. Stockport Town Centre has so much to offer with its thriving shopping centre and local market. Manchester International Airport is situated 12 miles away which should take you approximately 30 minutes to travel the distance out of rush hour traffic.

Ground Floor

Entrance Porch

2' 7" x 5' 5" (0.79m x 1.65m) Max. Centre ceiling light, tiled flooring leading through to hallway.

Hallway

14' 4" x 6' 8" (4.37m x 2.03m) Max. Two ceiling lights, power points, plate shelving, alarm, leading off to reception room one, reception room two, reception room three, wet room, cellar, garage access, access to rear garden and conservatory.

Reception Room One

16' 9" x 13' 4" (5.11m x 4.06m) Max. uPVC double glazed bay window to front elevation, uPVC double glazed window to rear elevation overlooking the large well presented rear garden, power points, centre ceiling light, two wall lights, two gas central heating radiators, picture rail and open working fireplace.



Reception Room Two

17' 2" x 12' (5.23m x 3.66m) Max. uPVC double glazed bay window to front elevation, power points, two gas central heating radiators, TV point, gas fireplace, picture rail, coving, two ceiling lights leading off to reception room three.

Wet Room

4' 5" x 6' 9" (1.35m x 2.06m) Max. Fitted with a four piece suite in white comprising of low level WC, bidet wash hand basin and shower, heated non-slip flooring, fully tiled walls, ceiling light, Velux window, coat hangers and heated towel rail.



Reception Room Three

14' 5" x 10' 5" (4.39m x 3.18m) Max. uPVC double glazed window to rear elevation with stunning views, uPVC double glazed window to side elevation, three ceiling lights, power points, telephone point, gas central heating radiators leading off to kitchen.



Kitchen

10' 6" x 13' 8" (3.20m x 4.17m) Max. uPVC double glazed window to side elevation, two tube lights, ceiling spot light. Fitted with a wide range of wall and base units, post form laminate worktops, one and half stainless steel sink with drainer and mixer tap, splash back tiling, space and plumbing for dishwasher, space for oven/grill and four ring electric hob with extractor fan above, space for fridge/freezer leading off to conservatory.



Conservatory

11' 4" x 13' 5" (3.45m x 4.09m) Max. Centre ceiling light, two gas central heating radiators, power points, door leading out to balcony which provides spectacular views over the large well tended garden and views over Marple Bridge and beyond.



View from Rear Elevation



Basement

Lobby

9' 4" x 14' 6" (2.84m x 4.42m) Max. Three ceiling lights, staircase to ground floor level, fuse box, coat hangers, power points, space for fridge and freezer, wall shelving access to utility/games room and WC.

WC

3' 1" x 5' 8" (0.94m x 1.73m) Max. uPVC frosted double glazed window to rear elevation, wall blow heater, extractor fan, two wall lights, PS composite wash hand basin and low level WC.

Utility/Garage/Games Room

14' 7" x 14' 7" (4.44m x 4.44m) Max. Ceiling tube light, ceiling spot light, power points, space and plumbing for washing machine, space for dryer, stainless steel sink with hot and cold tap inset into storage cupboard, wall mounted Worcester boiler and pressurised hot water storage tank, both fitted in July 2020. Shelving units, access to underground storage access out to driveway parking, bike shed and rear garden.



First Floor

Landing

6' 6" x 10' 7" (1.98m x 3.23m) Max. Ceiling light, picture rail, leading off to bedroom one, two, three, four, bathroom and separate WC. Access hatch with drop down loft ladder to fully insulated loft with lights and TV aerial.

Bedroom One

16' x 12' 2" (4.88m x 3.71m) Max. uPVC double glazed bay window to front elevation, uPVC double glazed window to rear elevation, centre ceiling light, two wall lights, coving, picture rail, power points, gas central heating radiator, outer wall has continuous floor to ceiling wardrobes and enclosed shelving.

