

NIKKI DAVIES **EXP** UK

@ nikki.davies@exp.uk.com

nikkidavies.exp.uk.com

C 07770 976 137

- Open Plan Kitchen Dining Room With Wood Burner & Bi Fold Doors To Gardens
- Living Room With Open Fire
 & Feature Bay Window
- Annexe With Living Room, Bedroom & Bathroom (Accessible)
- Immaculate Presentation Throughout
- ** Property Video Tour **

- Four Bedrooms & Two Bathrooms To Main House
- Contemporary Kitchen With Quartz Worksurfaces
- Extensive L Shaped Mature Gardens To Rear (0.3 Acre Plot)
- Retaining Many Period Features With Modern Touches
- Viewings Strictly By Appointment Only | Quote Property Ref: ND0151





An exquisite Edwardian five/six bedroom semi-detached home with annex, offering spacious living accommodation across three beautifully appointed floors plus cellars.

Meticulously renovated to an exceptional standard, seamlessly blending traditional period features with contemporary upgrades throughout.

Extending to over 2,700 sq ft and set on a sizeable 0.3 acre plot (approx) in the highly sought-after Ley Hey area, just a few minutes stroll from the centre of Marple.















