



**GASCOIGNE
HALMAN**

Holly Bank, Whitehough, Chinley, High Peak
£295,000.00

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented and newly modernised cottage in a hugely popular location. This stone-built cottage offers a cozy yet contemporary living space. The property includes a modern kitchen, a stylish bathroom, and stone-flagged flooring and log burning stove adding character to the home.

There is a generous lounge and kitchen dining room and two well proportioned bedrooms.

Outside, the property features a yard to the rear, along with useful outbuildings for additional storage. Residents will enjoy the convenience of being just a short walk away from The Old Hall and Paper Mill Inns.

For those who love the outdoors, easy access to Eccles Pike and Cracken Edge provides opportunities for outdoor activities and scenic walks.

Property details

- Newly Modernised Throughout
- Two Bedrooms
- Stone Built Cottage
- Modern Kitchen and Bathroom
- Stone Flagged Flooring
- Yard to the Rear
- Useful Outbuildings
- A Short Walk to The Old Hall and paper Mill Inns



About this property

In a little more detail, the accommodation on offer comprises a beautiful lounge with stone flagged floor and fireplace with log burning stove, this opens into the kitchen dining room where the stone flagged flooring continues and boasts a modern kitchen in a Shaker style with a range of fitted wall and base units, inset ceramic sink, integrated oven and hob with extractor above and integrated fridge freezer.

The first floor houses the landing, bedroom one looking out to the front, the contemporary bathroom including WC, wash basin and bath with shower over, glass screen and tiled splashbacks. Bedroom two looks out to the rear over the yard.

Externally there is a small flagged garden to the front, flagged, low maintenance rear yard which gives access to the useful outbuilding giving excellent storage options.





DIRECTIONS

SK23 6EJ

COUNCIL TAX BAND

B

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

High Peak Borough Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

None

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Yes

SOURCES OF FLOODING

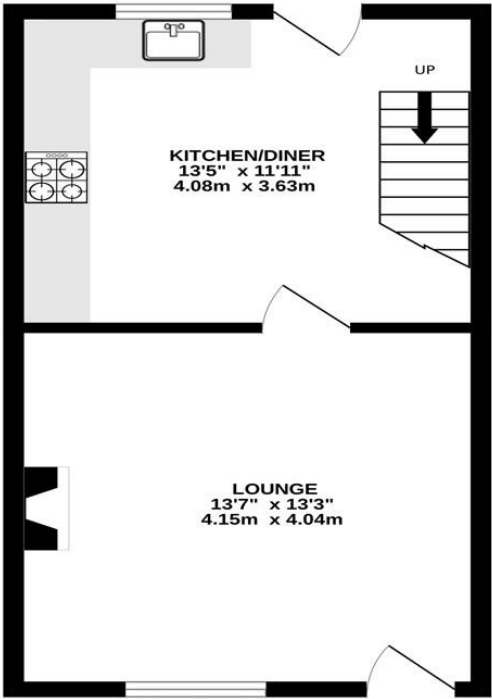
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

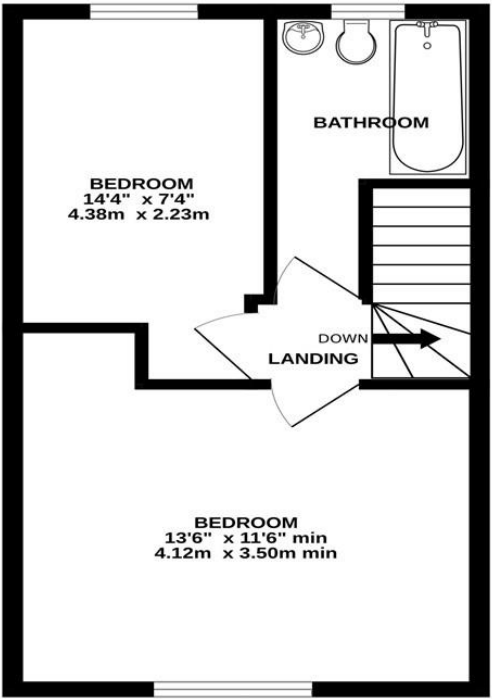
No

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GROUND FLOOR
334 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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