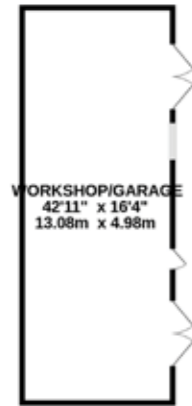


238 HIGHAM LANE

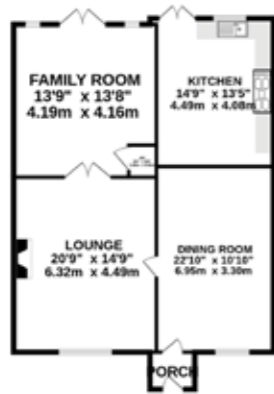
Gee Cross, Hyde

£599,950

GROUND FLOOR
1728 sq.ft. (160.6 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 2432 sq.ft. (225.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Marple Bridge

10, Town Street, MARPLE BRIDGE SK6 5DS

0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A charming FOUR bedroom cottage situated in a highly regarded location with a LARGE GARDEN AND EXTENSIVE GARAGE/WORKSHOP. Brimming with character features throughout this period home is sure to impress!

- STUNNING FOUR BEDROOM COTTAGE
- LARGE REAR GARDEN WITH VARIOUS PATIO AREA@S AND OUT BUILDINGS
- 42ft DETACHED GARAGE/WORKSHOP
- OOZING CHARACTER AND CHARM

- THREE SPACIOUS RECEPTION ROOMS AND MODERN FITTED KITCHEN
- OFF ROAD PARKING AND REAR ACCESS TO THE GARDEN
- CLOSE TO WERNETH LOW COUNTRY PARK
- DOWNSTAIRS WC, SEPARATE SHOWER ROOM AND WHITE FITTED BATHROOM SUITE

£599,950

238 HIGHAM LANE

Gee Cross, Hyde



DESCRIPTION

This stunning four bedroom cottage enjoys an enviable location adjoining Werneth Low Country Park, boasts a superb rear garden with 42ft detached garage/workshop and has been sympathetically refurbished to provide all the luxuries of modern-day living coupled with many characterful features associated with this age of property. Original exposed beams, latch doors and York stone floors are just some of the features that can be found throughout. The cottage comprises: porch, lounge, family room, dining room, fitted breakfast kitchen, downstairs w.c, a spacious first floor landing, four bedrooms, a luxury bathroom and separate shower room.

There is a York stone parking area to the front providing parking for several cars while the beautiful rear garden includes terraced patio areas that enjoy far reaching views towards Manchester, extensive lawns and vegetable gardens. The detached garage enjoys vehicular right of way across adjoining land from Joel Lane.

LOCATION

Werneth Low is a beautiful area located on the hill between Romiley and Hyde, both of which offer a wide range of shops, restaurants, educational and recreational facilities. For the commuter both Romiley and Hyde stations offer services to Manchester city centre and the access points to the Northwest motorway network can be found at Stockport East, Bredbury and Hyde junctions.

DIRECTIONS

SAT NAV - SK14 5LW

TENURE

Freehold.
SERVICES (NOT TESTED)
Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

TAMESIDE MBC, Council Tax Band: D

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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