



**GASCOIGNE
HALMAN**

Gibb Lane, Mellor
Asking Price £699,950

THE AREA'S LEADING ESTATE AGENCY



An imposing SIX bedroom semi detached family home situated in a fabulous semi rural location, boasting extensive accommodation over three floors, attached double garage, gardens, terrace area and stunning VIEWS of the surrounding countryside.

Property details

- HIGHLY SOUGHT AFTER SEMI RURAL LOCATION
- FABULOUS VIEWS
- ACCOMMODATION OVER 3 FLOORS
- THREE RECEPTION ROOMS, DINING KITCHEN
- SIX BEDROOMS (1 EN SUITE), FAMILY BATHROOM
- ATTACHED DOUBLE GARAGE
- GARDENS TO SIDE AND REAR
- LARGE TERRACE SEATING AREA



About this property

This substantial semi detached family home is set within a semi rural location with many footpaths, tracks and lanes on the doorstep providing access to the beautiful surrounding countryside.

Formerly a pair of weaver's cottages, this property still retains many character features including exposed beams and stone fireplaces. The accommodation briefly comprises: entrance hall, living room, dining room, further reception room, dining kitchen, and downstairs WC. To the first floor there are three good sized bedrooms and a family bathroom. The second floor boasts three further bedrooms (one with en suite and dressing room).

The mature gardens are to the side and rear and include paved patio and lawn areas. A spacious terrace is accessible directly from the first floor and from the garden via an iron spiral staircase, where scenic views of the surrounding area can be appreciated. There is also an attached double garage offering ample storage or further opportunity to convert.











DIRECTIONS

SK6 5LZ

COUNCIL TAX BAND

G

TENURE

Freehold

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	39 E	
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Biomass Boiler

PRIMARY ARRANGEMENT FOR SEWERAGE

Private Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

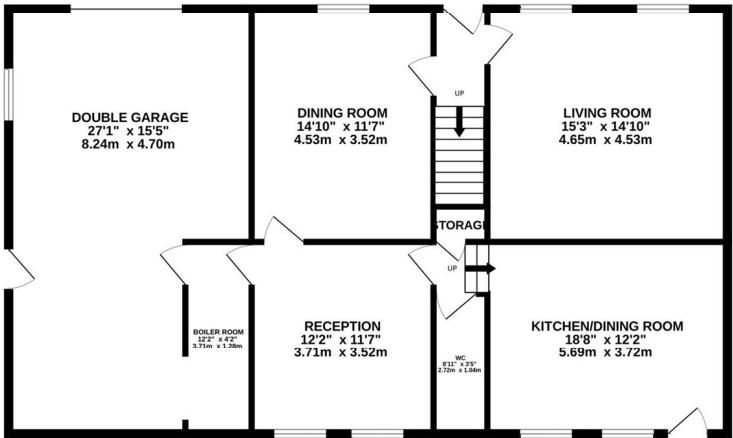
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

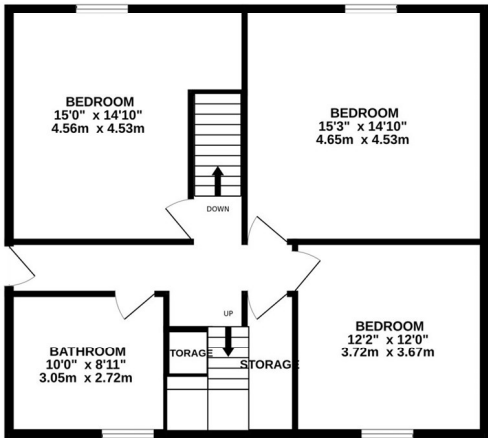
No

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.

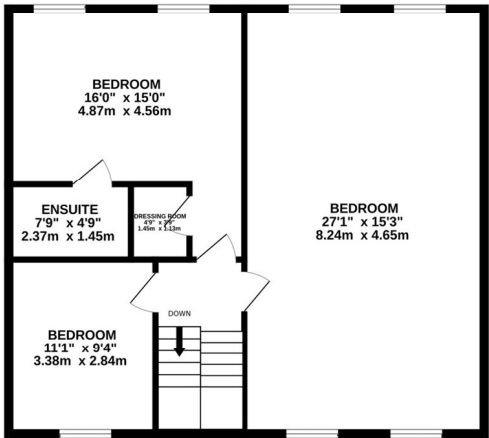
GROUND FLOOR
1235 sq.ft. (114.7 sq.m.) approx.



1ST FLOOR
817 sq.ft. (75.9 sq.m.) approx.



2ND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 2869 sq.ft. (266.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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