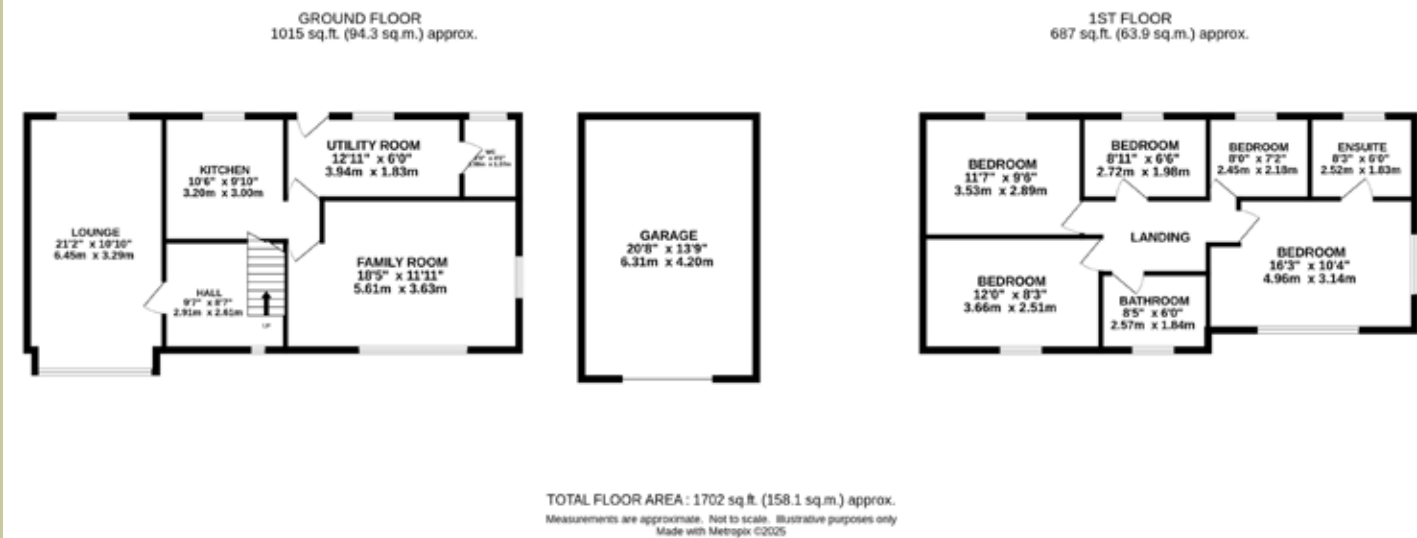


NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (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

An attractively presented FIVE bedroom semi detached property situated on the outskirts of New Mills boasting extensive outside space including GARDENS, AMPLE PARKING, and GARAGE/OUTBUILDINGS.

- EXTENDED FAMILY ACCOMMODATION
- LOUNGE, FAMILY ROOM
- KITCHEN, UTILITY, D'STairs WC
- FIVE BEDROOMS (1 EN SUITE), FAMILY BATHROOM

- GARAGE, OUTBUILDINGS
- AMPLE OFF ROAD PARKING/TURNING SPACE
- PLEASANT LARGE GARDENS

£475,000

104 LOWER HAGUE

New Mills



This spacious family home offers extended accommodation combined with extensive outside space and is bound to appeal to a wide variety of potential purchasers. Situated on the outskirts of New Mills, there are many attractive walks nearby and the glorious countryside of the Peak District is within easy reach. The property briefly comprises; entrance hall, lounge, large family room, kitchen, utility room and downstairs WC. To the first floor there are five bedrooms (one with en suite), and a family bathroom.

The property has larger than average outside space, including a good-sized parking/turning area providing off-road parking for a number of vehicles, a semi detached garage, further brick built outbuildings, covered outside workspace, brick garden store and timber garden shed. There is a low maintenance front garden with low brick wall and hedging to the front garden. The large rear garden itself incorporates a terraced low-maintenance area, decked seating/outdoor dining area and lawn area.

LOCATION

New Mills is situated close to the beautiful countryside of High Peak and Derbyshire and offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter both New Mills Central and New Mills Newtown stations offer services to Manchester city centre and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

DIRECTIONS

POSTCODE : SK22 3AP

TENURE

The main house is leasehold for a term of 999 years from 25th March 1934, subject to a ground rent of £1.92 pa. The additional land to the side (including garage) is freehold. To be confirmed by Solicitors.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

High Peak. Council Tax band : C

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN