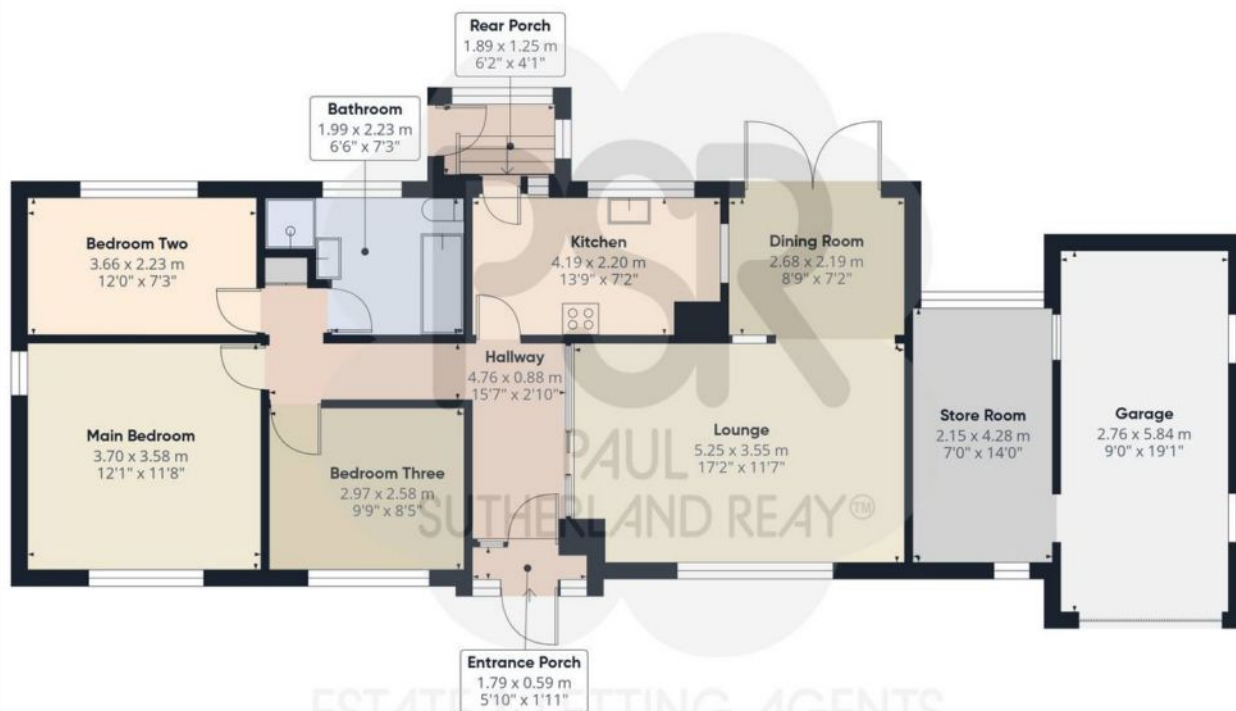




131 New Mills Road, Hayfield

£485,000 Leasehold

Expansive Three-Bedroom Detached Bungalow in Hayfield • Situated on a Large Plot With Potential to Redevelop • Large Driveway with Off-Street Parking for Several Cars • Two Reception Rooms • Integral Garage and Store Room with Scope for Conversion • Stunning Views Towards Lantern Pike from the Front Aspect • Excellent Transport Links to Manchester and Sheffield • Close Proximity to Good Local Schools and Amenities • Viewing Strongly Advised • No Onward Chain



Approximate total area⁽¹⁾
106.5 m²
1145 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Entrance Porch

5' 10" x 1' 11" (1.79m x 0.59m)

uPVC double glazed door and windows to the front elevation of the property with views towards Lantern Pike, oak effect laminate flooring and a single glazed door of timber frame construction to the main hallway.

Main Hallway

15' 7" x 2' 11" (4.76m x 0.88m)

Carpeted flooring, a single panel radiator, sliding internal timber door to the lounge, loft access via a hatch, and airing and storage cupboards with boiler access

Kitchen

13' 9" x 7' 3" (4.19m x 2.20m)

uPVC double glazed window with a fitted roller blind to the rear elevation of the property, ceiling mounted spotlighting, stone tiled effect linoleum flooring throughout, electrical panel access, white gloss matching wall and base units with grey stone effect laminate worktops holding a stainless steel kitchen sink with a stainless steel mixer tap above, space for a washing machine, fridge freezer and freestanding gas cooker, fully tiled splashbacks, and a serving hatch to the dining room. Single glazed door of timber frame construction to the rear porch.

Rear Porch

6' 2" x 4' 1" (1.89m x 1.25m)

uPVC double glazed windows and a single glazed door of timber frame construction to the rear elevation of the property, stone tiled flooring, wall scone lighting and feature oak ceiling beams

Lounge

17' 3" x 11' 8" (5.25m x 3.55m)

uPVC double glazed window with stained glass accents and views towards Lantern Pike to the front elevation of the property, sliding internal door of timber construction to the main hallway, carpeted flooring and feature oak beams throughout, wall scone lighting, a twin panel radiator, open plan access to the dining room, and a gas fire set into a stone fireplace with a tiled hearth.

Dining Room

8' 10" x 7' 2" (2.68m x 2.19m)

uPVC double glazed French doors to the rear elevation of the property, oak effect laminate flooring throughout, wall scone lighting and a serving hatch from the kitchen.

Main Bedroom

12' 2" x 11' 9" (3.70m x 3.58m)

uPVC double glazed windows with stained glass accents to the front and side elevations with views towards Lantern Pike, carpeted flooring throughout, ceiling pendant lighting, a twin panel radiator, fitted double wardrobes and bedside cabinetry, and a wall-mounted piezoelectric gas heater.

Bedroom Two

12' 0" x 7' 4" (3.66m x 2.23m)

uPVC double glazed window to the rear elevation of the property, carpeted flooring throughout, ceiling pendant lighting, and a twin panel radiator.

Bedroom Three

9' 9" x 8' 6" (2.97m x 2.58m)

uPVC double glazed window with stained glass accents and views towards Lantern spike to the front elevation of the property, carpeted flooring throughout, ceiling pendant lighting, a single panel radiator and a wall-mounted piezoelectric gas heater.

Family Bathroom

6' 6" x 7' 4" (1.99m x 2.23m)

uPVC privacy double glazed window with a fitted roller blind to the rear elevation of the property, carpeted flooring throughout, ceiling mounted LED lighting, a heated towel rail, fully tiled walls, a wall-mounted electric fan heater, and a matching bathroom suite comprises a low-level WC with a push flush, a pedestal basin with stainless steel taps above, a walk in shower cubicle with a hinged glass shower door and a wall-mounted stainless steel thermostatic mixer shower above, and a bath with fully tiled surround and stainless steel deck-mounted mixer tap.

Integral Garage

9' 1" x 19' 2" (2.76m x 5.84m)

Two single glazed windows of timber frame construction to the side elevation of the property, up and over garage door, mains power supply, space for 1 car and access to the store room.

Store Room

7' 1" x 14' 1" (2.15m x 4.28m)

uPVC double glazed window to the rear elevation of the property and feature single glazed porthole window to the front elevation, concrete flooring and mains power supply.





REAR GARDEN

Rear garden with paved patio area and space for entertaining, gated access around both sides to the front aspect of the property, stone steps lead to elevated lawned area with further stone steps into a private woodland with Barn Owls.

FRONT GARDEN

Lawned area to the front aspect of the property with surrounding established plantings and trees in raised beds. Further established plantings to the front aspect of the property and access to the rear via gates on either side.



ESTATE & LETTING AGENTS

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