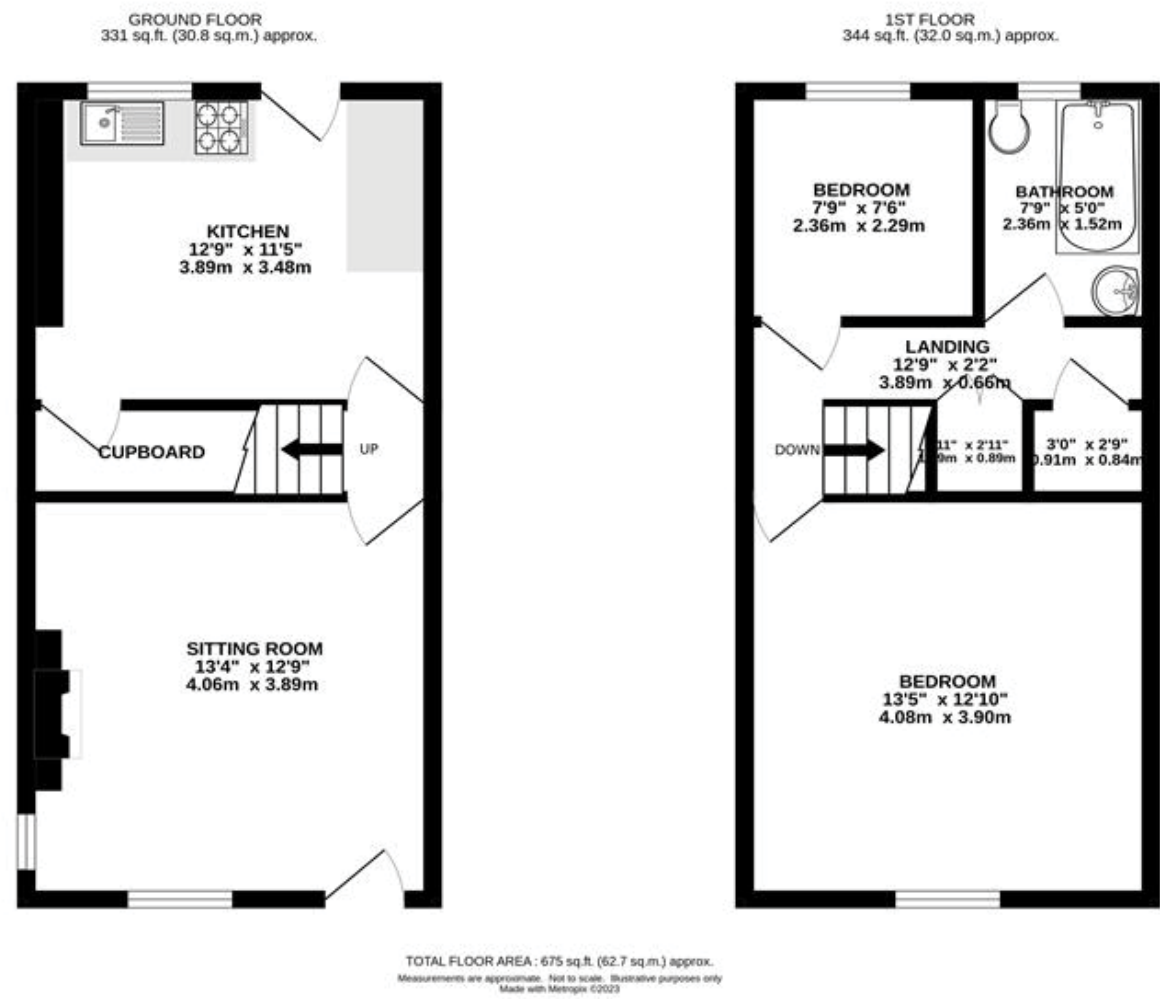


166 BUXTON ROAD
Furness Vale
£200,000



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

Whaley Bridge
15, Market Street, WHALEY BRIDGE SK23 7AA
01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk



A **STONE END OF TERRACE** requiring upgrading with the privilege of a larger than average **MATURE GARDEN** which **EXTENDS** to the side and rear plus **DRIVEWAY PARKING** and **GENEROUS LIVING AND BEDROOM SPACES**. The property has a **VERY CONVENIENT** location close to amenities, schools and rail links.

GASCOIGNE HALMAN

- STONE END OF TERRACE PROPERTY
- SPACIOUS LIVING AND BEDROOMS SPACES
- MATURE GARDENS TO THE SIDE AND REAR

- DRIVEWAY PARKING TO THE SIDE OF THE PROPERTY
- CONVENIENT LOCATION CLOSE TO AMENITIES AND RAIL/BUS LINKS
- TWO BEDROOMS AND A BATHROOM

£200,000

166 BUXTON ROAD

Furness Vale



NO CHAIN A STONE END OF TERRACE requiring upgrading with the privilege of a larger than average MATURE GARDEN which EXTENDS to the side and rear plus DRIVEWAY PARKING and GENEROUS LIVING AND BEDROOM SPACES. The property has a VERY CONVENIENT location close to amenities, schools and rail links.

This stone end of terrace has the unique benefits of a larger plot than some terraces in the area with mature gardens that extend to the side of the property as well as the rear. In addition to the mature gardens which have hedgerows, specimen trees and planted borders the property has the privilege of driveway parking to the side

of the property. The property has majority double glazing although the property does require some modernisation. The accommodation provides a sitting room with feature fireplace and a fitted dining kitchen with access to the garden. The first floor leads you to two well proportioned bedrooms and a bathroom. There may be the possibility to create a loft bedroom (subject to Building Regulations Approval). This is a great home for somebody looking to create their own style and decor and have a convenient location. Furness Vale has excellent rail and bus links and is also near to New Mills and Whaley Bridge where there are more comprehensive shops, schools, cafes, restaurants, Peak Forest Canal and leisure facilities.

LOCATION

Set amid the rolling hills of the beautiful Peak District, Furness Vale is an ideal location situated close to the picturesque Goyt Valley and the beautiful Fernilee and Errwood Reservoirs. There is close by a good selection of shops, cafes, schools, leisure facilities, public houses and restaurants. There are good commuter links to Manchester and the surrounding towns, by both rail and bus.

DIRECTIONS

SAT NAV: SK23 7PH

TENURE

We are advised the property is leasehold and that the lease date is 25th March 1825 and is for a term of 999 years subject to an annual ground rent of 20p

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 - BAND B

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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