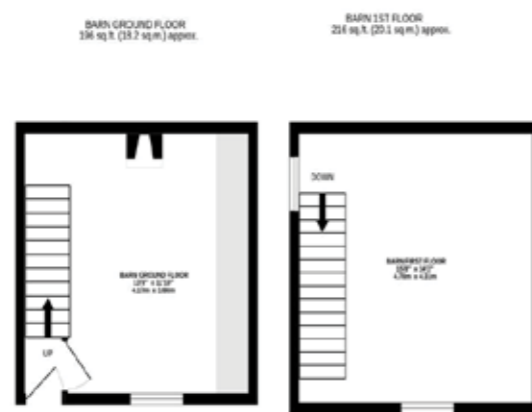


31 YEARDSLEY LANE
 Furness Vale
£395,000



TOTAL FLOOR AREA: 1194 sq.ft. (111.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix 02023



TOTAL FLOOR AREA: 422 sq.ft. (39.2 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix 02023



THIS beautifully presented PERIOD STONE END OF TERRACE offers so much ADAPTABLE SPACE and CHARACTER which is presented over FOUR LEVELS. Full of charm and character the property has GENEROUS LIVING AND THREE BEDROOM SPACES plus a converted basement with WC and LOFT ROOM. This home also has the privilege of a GATED DRIVEWAY PARKING for two cars and a detached BARN which is used as additional leisure space within the private MATURE GARDEN. The property has a popular location close to amenities and RAIL LINKS. Viewing advised to appreciate the space on offer.

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



GASCOIGNE HALMAN

- AN IMPRESSIVE CHARACTER STONE END OF TERRACE
- SPACIOUS AND ADAPTABLE ACCOMMODATION
- TWO RECEPTION ROOMS, CONSERVATORY, CONVERTED BASEMENT WITH WC
- THREE BEDROOMS, BATHROOM AND LOFT ROOM
- TASTEFULLY PRESENTED WITH CHARM AND CHARACTER

- CONVERTED SMALL DETACHED BARN WITHIN GARDEN OFFERING MANY USES
- GATED DRIVEWAY FOR TWO CARS
- LOVELY MATURE GARDEN TO THE REAR
- POPULAR AND CONVENIENT LOCATION CLOSE TO AMENITIES AND PUBLIC TRANSPORT LINKS
- VIEWING HIGHLY RECOMMENDED

£395,000

31 YEARDSLEY LANE

Furness Vale



This stone end of terrace will surprise any potential buyers with its larger than average accommodation which is also very adaptable as to its uses. It is presented to a high standard throughout with double glazing, gas central heating and has the pleasure of many period character features which you immediately see as you enter this home. There is also the rare opportunity of having a small stone detached barn within the rear garden that offers additional space/home office/gym. There is also a converted basement within the main house which is currently used as a salon but would lend itself to a home office etc. The accommodation provides a reception hallway, sitting room with feature fireplace, dining room with an attractive chimney recess with inset multi fuel

stove, fitted kitchen which is open to a useful garden room area. The lower ground floor converted basement also has a salon wash area and WC. The first floor landing leads you to three good sized bedrooms plus a large bathroom. There is a converted loft room which provides additional space. The exterior of the property has a lovely mature rear garden which is enclosed by hedging, planted borders and dwarf stone walls. There is a protected woodland area adjoining the side of the garden (not belonging to the property). Also to the side of the property it offers off road gated parking for two cars which has some exposed cobble sets. At the bottom of the rear garden there is a small stone detached barn which the current owner has converted into garden kitchen, gym, storage and the upper floor as a sitting/TV room.

The location of this home is popular and has a rail network close by. The towns of Whaley Bridge and New Mills with more comprehensive amenities are a short distance away. This home offers so much flexibility combined with space and period character and should be viewed to be fully appreciated. NB: The loft room does not have building regulations approval. We are advised by the sellers, that the cellars and barn conversion does not require approval.

LOCATION

Set amid the rolling hills of the beautiful Peak District, Furness Vale is an ideal location situated close to the picturesque Goyt Valley it is within close proximity to the beautiful Fernilee and Errwood reservoirs with the Peak Forest Canal at its heart. The close by towns have a good selection of shops, public houses, cafes, countryside walks, leisure facilities and

restaurants. There are good commuter links to Manchester and the surrounding towns and cities, by both rail and bus.

DIRECTIONS

Sat Nav: SK23 7PN

TENURE

LEASEHOLD - 999 years from March 1885 - 861 years remaining.

This is for guidance purposes only and has been provided by the seller

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 C

VIEWING

Viewing strictly by appointment through the Agents.

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



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