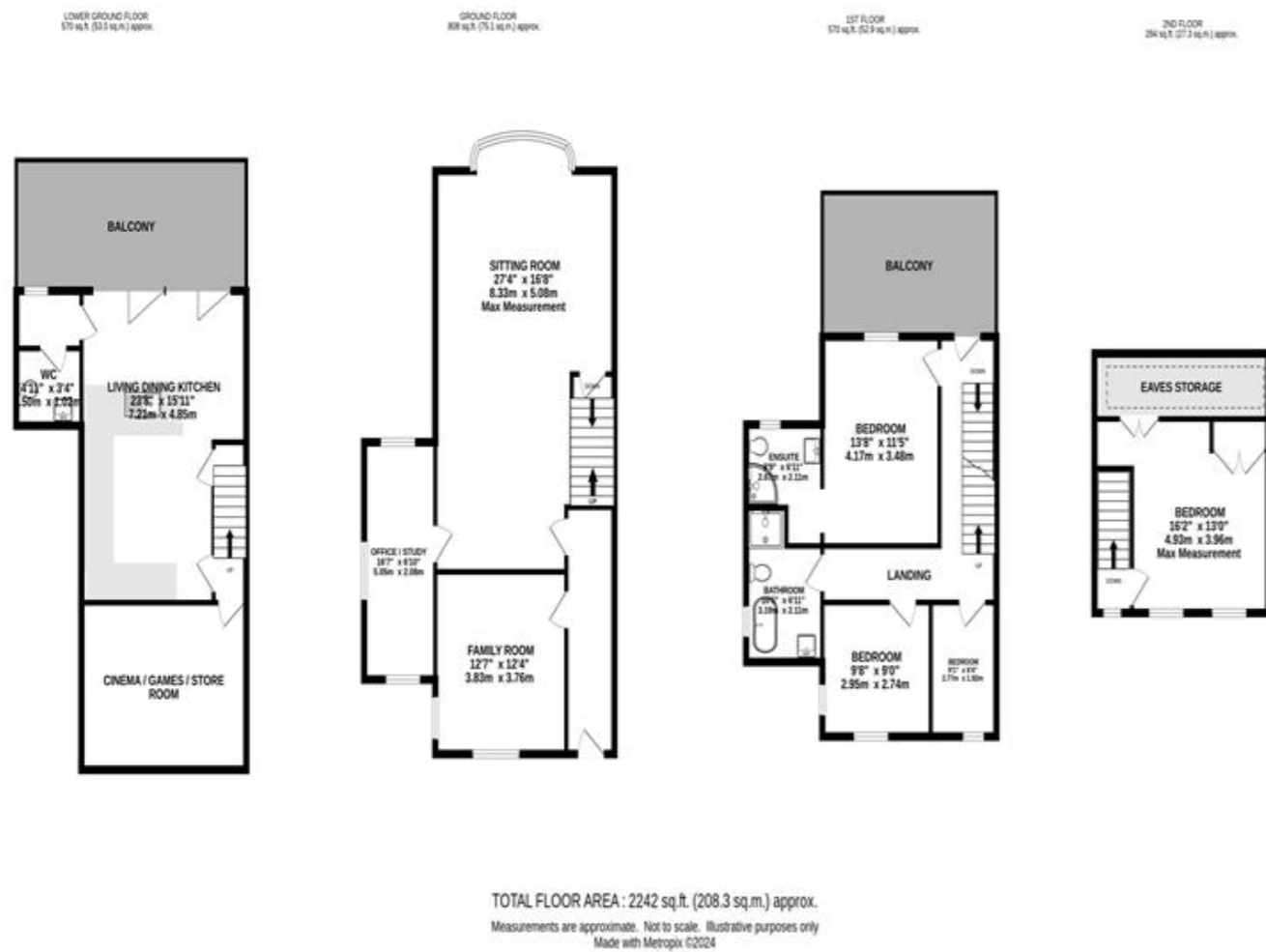


**152 ALBION ROAD**  
New Mills  
**OFFERS OVER**  
**£450,000**



\*\*\* VIEWING ADVISED - NO CHAIN \*\*\*

AN OUTSTANDING AND WELL PRESENTED stone semi detached home with INCREDIBLE SPACIOUS ACCOMMODATION over four levels which will SURPRISE any potential buyer. Presented to an HIGH STANDARD the accommodation offers THREE RECEPTIONS plus LIVING/DINING KITCHEN, FOUR BEDROOMS, TWO BATHROOMS, POTENTIAL CINEMA/GAMES ROOM, TWO ENTERTAINING BALCONIES/ VIEWS, Gardens and parking. The location is convenient for the Town and perfect for train links from Newtown.



**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 OUTSTANDING UNIQUE STONE SEMI DETACHED HOME
- OUTSTANDING BRIGHT SPACIOUS ACCOMMODATION OVER FOUR LEVELS
- THREE RECEPTION ROOMS PLUS LIVING/DINING/KITCHEN AND POTENTIAL CINEMA/GAMES ROOM
- FOUR GENEROUS BEDROOMS AND TWO BATHROOMS

- TWO INCREDIBLE ENTERTAINING BALCONIES WITH VIEWS
- DRIVEWAY PARKING AND ADDITIONAL PARKING AND COMMUNAL GARDEN TO THE REAR
- CLOSE TO AMENITIES AND PUBLIC TRANSPORT LINKS WITH TWO RAIL STATIONS
- VIEWING IS HIGHLY RECOMMENDED

**OFFERS OVER  
£450,000**

**152 ALBION ROAD**  
New Mills



**DESCRIPTION**

It is rare you will find this extensive size of accommodation in this type of property extending to 2266 sq ft which is extremely flexible and offers fantastic bright spacious living accommodation together with character combined with up to date modern day living and amenities. Beautifully presented throughout with acoustic triple glazed windows and much more this property certainly has a WOW factor and will definitely surprise any potential buyer looking for space. Not only does the property have exceptional accommodation it also takes in the pleasure of the wonderful distant views from the two large balconies. The accommodation provides to the ground floor reception hallway, family room/bedroom four, very spacious sitting

room with bay window taking in the views plus there is a study/playroom. The lower ground floor has an exceptional living/dining/fitted kitchen with impressive bi-fold doors out to the enclosed entertaining/decking area with views, cloaks/WC, Store area and a potential cinema/games room/ wine store depending on your needs. The first floor landing has a glass door with access to a further outstanding large balcony area again taking in the distant views and the landing takes you to three bedrooms, the main bedroom having en-suite facilities plus there is a family bathroom. The second floor has an outstanding further bedroom with excellent hidden storage and clothes space in the eaves.

**LOCATION**

The property is located within New Mills which is a busy town offering excellent shopping facilities, primary and high schools and

a sports hall with swimming pool. The town also has excellent train links from both New Mills Newtown and New Mills central stations. New Mills is the gateway to the hills, countryside and close by the popular village of Hayfield and Kinder Scout. An excellent area for all outdoor pursuits.

**DIRECTIONS**

SAT NAV SK22 3JP

**TENURE**

LEASEHOLD - The house is Leasehold 999 years with 835 years remaining as of the date of this instruction with a peppercorn rent. We are advised that part of the rear garden, steps and additional parking space is Freehold. This property has a right of way over the private road/access to the shared amenities of Corn Mill Court. 152 Albion Road forms part of the Corn Mill Development therefore there will be an annual Estate/Management charge of £600 per

annum which will include Insurance, Electricity of charged areas and upkeep of the private road and communal gardens. This information is for guidance purposes only and should be clarified by a legal representative.

**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

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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