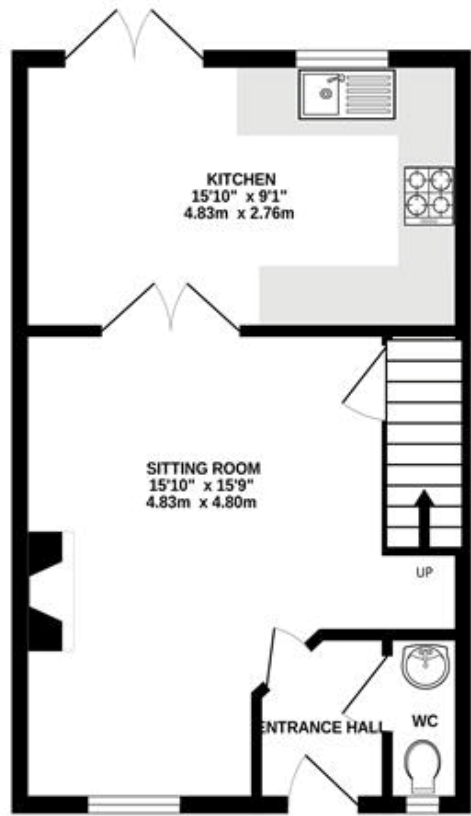


**8 BAKEHURST CLOSE**

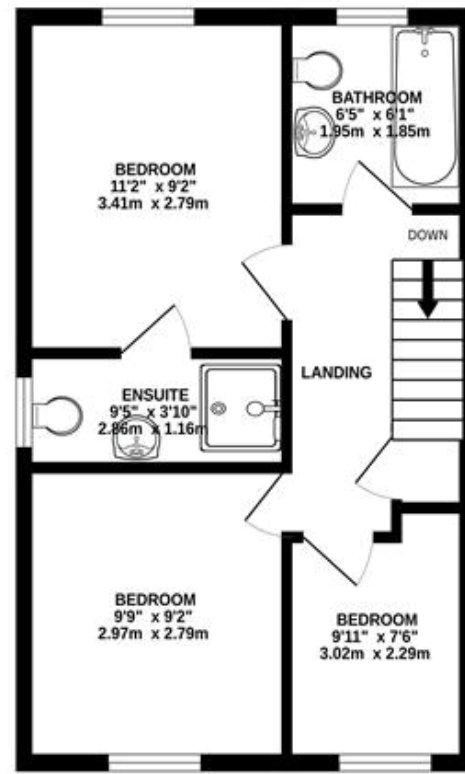
New Mills

**£310,000**

GROUND FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2024



**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@gascoignealman.co.uk

gascoignealman.co.uk



\*\*\* VIEWING ADVISED \*\*\*  
A WONDERFUL modern SEMI DETACHED HOME which has a bright spacious feel and WELL PRESENTED ACCOMMODATION with THREE BEDROOMS. The property is located within a small popular development which is close to the popular town of NEW MILLS with excellent commuter links. This home has a driveway and a LOVELY MATURE ENCLOSED GARDEN.

**GASCOIGNE HALMAN**



- AN ATTRACTIVE MODERN SEMI DETACHED PROPERTY
- LIGHT AND AIRY SPACIOUS ACCOMMODATION
- POSSIBILITY OF EXTENDING (SUBJECT TO RELEVANT APPROVALS)
- POPULAR LOCATION CLOSE TO AMENITIES AND PUBLIC TRANSPORT LINKS

- SITTING ROOM AND FITTED OPEN PLAN DINING KITCHEN
- THREE BEDROOMS AND A BATHROOM
- LOVELY ENCLOSED MATURE REAR GARDEN
- DRIVEWAY FOR OFF ROAD PARKING OF TWO CARS

**£310,000**

**8 BAKEHURST CLOSE**

New Mills



**DESCRIPTION**

We are delighted to offer for sale this delightful modern semi detached property which not only does it have a nice location and plot it is nicely presented and well looked after internally. The development in which this home is located is popular and is a cul de sac which provides a no through traffic situation. This home is nicely presented throughout and provides gas central heating together with newly installed double glazed windows. The accommodation on offer provides an entrance reception area with cloaks/WC, sitting room with staircase to the first floor and a fitted dining kitchen with double glazed french doors to the garden.

The first floor landing leads to three generous bedrooms the main bedroom having an en-suite shower room plus there is a family bathroom. The exterior of the property has a wonderful curb appeal with planted garden and driveway to the front and to the rear there is a surprisingly spacious lawn garden with flowering borders.

**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 4PT

**TENURE**

Leasehold 999 years from 2004, 979 years remaining as of 2024, current Ground Rent £150 pa - 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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