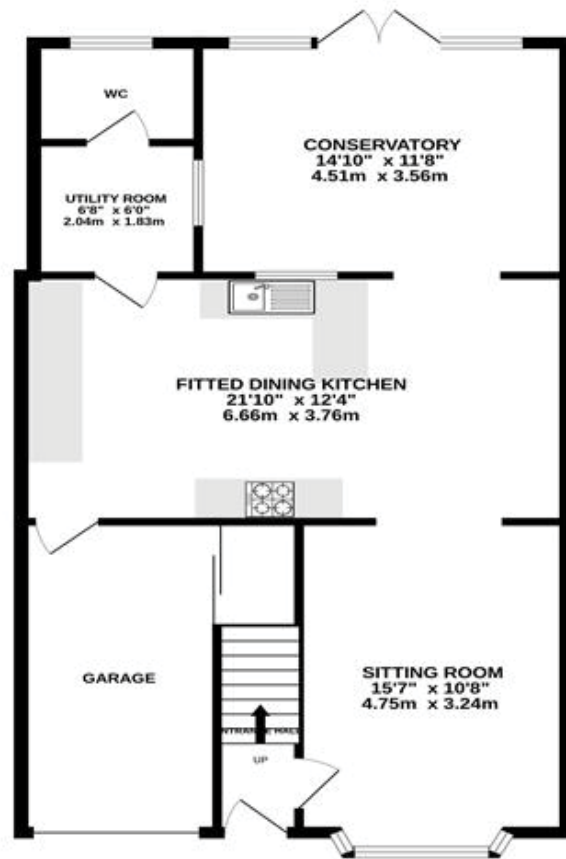


40 YEARDSLEY LANE

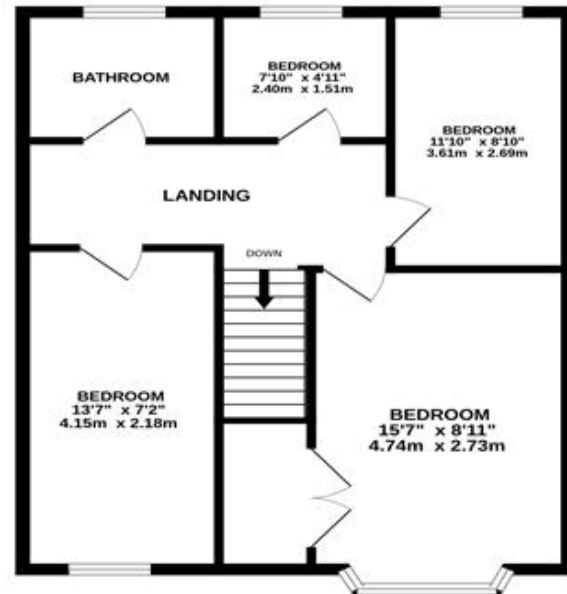
Furness Vale

£330,000

GROUND FLOOR
865 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1481 sq.ft. (137.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 52024



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



*** CHAIN FREE ***

A BRIGHT SPACIOUS SEMI DETACHED HOME offering wonderful CONTEMPORARY open plan style LIVING/KITCHEN SPACES and FOUR GENEROUS BEDROOMS. The property is nicely presented and benefits from a SUPER REAR GARDEN plus a gated DRIVEWAY providing off road parking for 3/4 cars and an INTEGRAL GARAGE. The property has a convenient and popular LOCATION close to amenities and RAIL LINKS.

GASCOIGNE HALMAN

- A SPACIOUS TRADITIONAL SEMI DETACHED HOME
- OFFERING WELL PRESENTED CONTEMPORARY STYLE OPEN PLAN LIVING
- DOWNSTAIRS UTILITY AND CLOAKS/WC
- FOUR BEDROOMS AND A BATHROOM

- LOVELY GOOD SIZED GARDEN TO THE REAR
- GATED DRIVEWAY PARKING TO THE FRONT PLUS A GARAGE
- CONVENIENT AND POPULAR LOCATION CLOSE TO AMENITIES AND PUBLIC TRANSPORT LINKS
- NO ONWARD CHAIN

£330,000

40 YEARDSLEY LANE

Furness Vale



DESCRIPTION

This traditional semi detached home will surprise and any potential buyer as it offers great open plan living spaces which opens up onto the mature rear garden and entertaining area plus four bedrooms. This home provides great family living within a popular and convenient community which has close access to both Whaley Bridge and New Mills where there are comprehensive amenities including public transport links, schools, cafes, restaurants, countryside walks and the Peak Forest Canal. Yeardsley Lane is also a short walk to the village rail station which has direct links to Manchester and beyond.

The accommodation provides a reception hallway, sitting room which is open to a dining area, fitted kitchen and the conservatory with double opening doors overlooking the garden. In addition to the ground floor there is a cloaks/wc and a utility room. The first floor landing leads you to four generous bedrooms and a bathroom. Externally to the front of the property there is a gated driveway for off road parking plus a garage and boundary hedging. The rear garden offers two sections which comprises a large deck area from the conservatory and this leads down to a spacious lawn garden with planting. This is a great family home and should be viewed to be fully appreciated.

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 it is within close proximity to the beautiful Fernilee and Errwood reservoirs with the Peak Forest Canal at its heart. The town has a good selection of shops, public houses and restaurants. There are good commuter links to Manchester and the surrounding towns, by both rail and bus.

DIRECTIONS

SAT NAV: SK23 7PN

TENURE

FREEHOLD

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. Council Tax Band: C

VIEWING

Viewing strictly by appointment through the Agents.

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



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