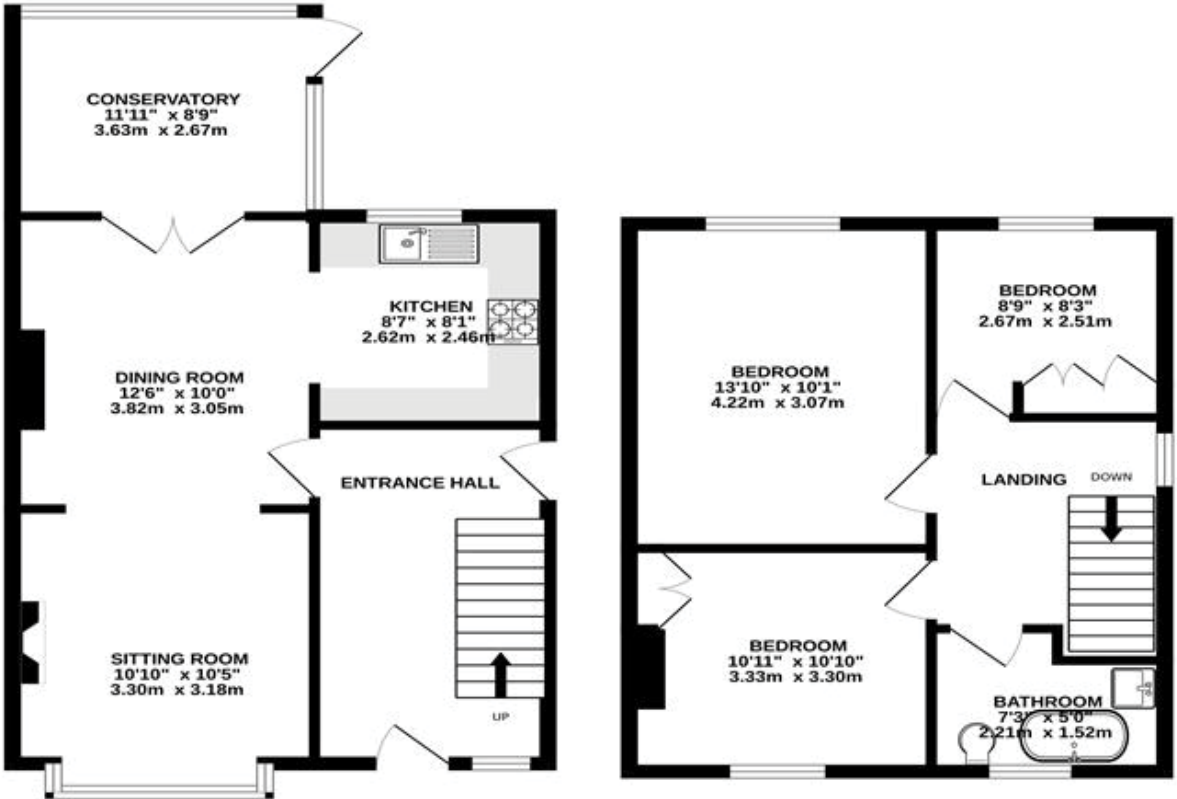


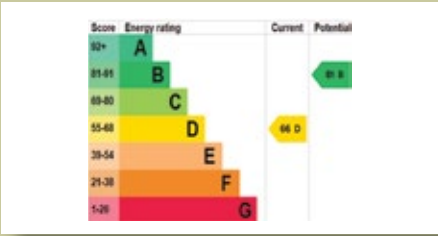
29 NEW MILLS ROAD
Birch Vale
£399,950

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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 TRADITIONAL DETACHED HOME offering spacious upgraded accommodation with a CONTEMPORARY TWIST. The accommodation has SPACIOUS open living SPACES, KITCHEN and a MODERN CONSERVATORY. There are THREE BEDROOMS, mature GARDENS with WONDERFUL COUNTRYSIDE VIEWS and off road parking for three vehicles. Close to amenities and commuter links.

GASCOIGNE HALMAN

- PERIOD DETACHED HOME WHICH IS NICELY PRESENTED
- OPEN PLAN LIVING/DINING/KITCHEN ROOMS PLUS A CONSERVATORY WITH VIEWS
- OUTSTANDING COUNTRYSIDE SCENERY FROM THE FRONT AND REAR
- THREE GENEROUS BEDROOMS AND A BATHROOM

- SPACIOUS GARDEN TO THE REAR WITH PATIOS AND LAWN WITH VIEWS
- EXCELLENT AND CONVENIENT LOCATION CLOSE TO HAYFIELD AND NEW MILLS
- PARKING TO THE FRONT FOR TWO/THREE VEHICLES
- VIEWING RECOMMENDED

£399,950

29 NEW MILLS ROAD

Birch Vale



DESCRIPTION

We are pleased to offer for sale this traditional detached home which has undergone many improvements over recent years including a new contemporary conservatory in 2020 to add to the already spacious accommodation. The accommodation which has double glazing and gas central heating has mix of contemporary living coupled with tradition. As you enter the property is has a warm homely feeling and the property has the privilege of a nice location with outstanding views to both the front and rear and good access to New Mills and picturesque Hayfield with comprehensive shops, schools, commuter links from both.

The accommodation provides reception hallway with staircase to the first floor, open plan sitting room with log burner and glorious views and dining room. The modern fitted kitchen is open to the dining room area. In addition there is a fabulous conservatory that overlooks the garden and countryside views beyond and benefits as an additional room. The first floor landing leads you to three generous bedrooms all with fitted wardrobes and a lovely bathroom. Externally the front of the property provides parking for 2/3 vehicles and there is side access to the mature rear garden with flagged patio areas slate pathways, stone wall boundaries and a lawn area to the rear which adjoining open fields. There is plenty of space for shed/greenhouse.

LOCATION

Birch Vale is situated within easy of both New Mills and Hayfield which offer a wide range of shops, restaurants, educational needs, countryside walks and outdoor pursuits plus recreational facilities. For the commuter New Mills stations offer services to Manchester and beyond plus there are excellent bus services. There is easy access to the A555 link road which takes you direct to Manchester International Airport and various other larger towns.

DIRECTIONS

SAT NAV: SK22 1BT

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: D

VIEWING

Viewing strictly by appointment through the Agents.

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



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