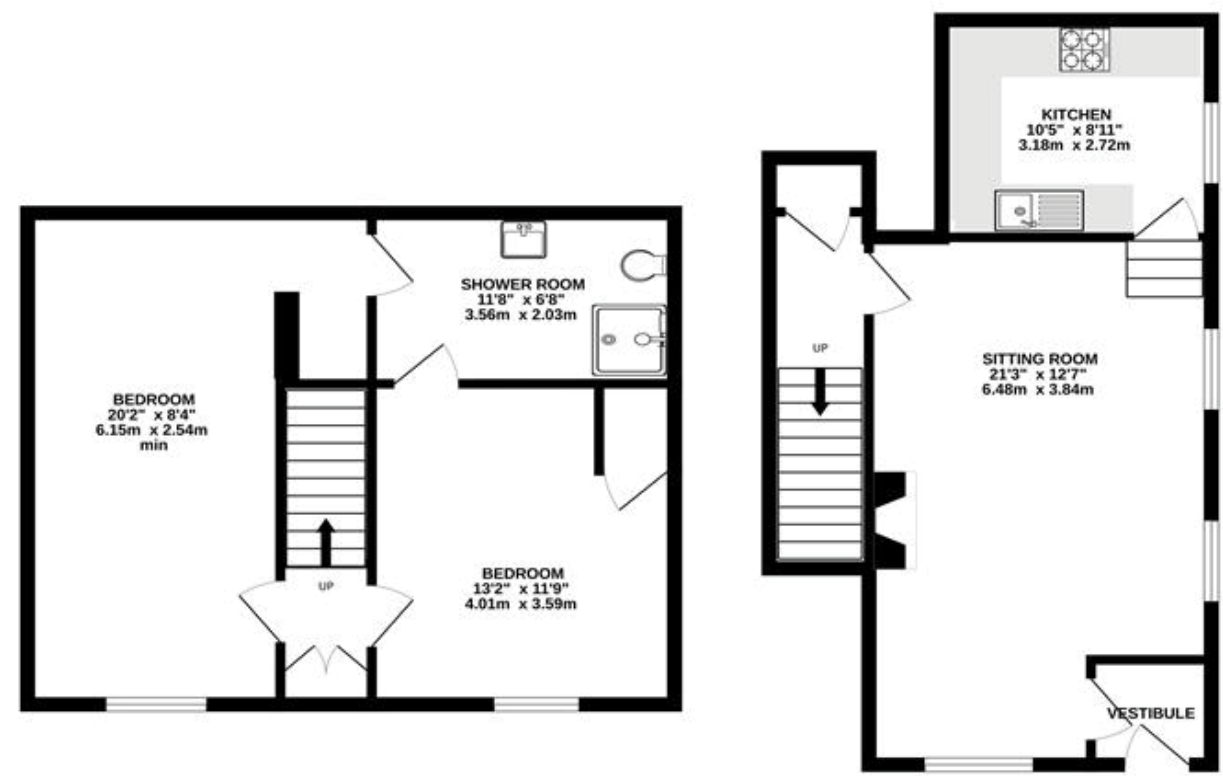


FLAT 3, THE OLD CO-OP
Church Street, Hayfield
£235,000

LOWER GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.2 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



*** NO CHAIN *** AN AMAZING HIGHLY refurbished Apartment with BRIGHT SPACIOUS accommodation and ready to move into decorated accommodation. Having a tucked away location within the heart of the PICTURESQUE village of HAYFIELD and offering BRIGHT SPACIOUS LIVING/DINING and KITCHEN spaces and TWO DOUBLE BEDROOMS. This Apartment has a flagged seating terrace with some VIEWS. Council Tax Band: B EPC Rating: D

GASCOIGNE HALMAN

- APARTMENT WITH ACCOMMODATION OVER GROUND AND LOWER GROUND FLOOR LEVELS
- RECENTLY COMPLETELY RENOVATED AND PRESENTED TO A HIGH STANDARD
- TUCKED AWAY WITHIN A CENTRAL VILLAGE LOCATION

- BRIGHT SPACIOUS LIVING WITH A SITTING/DINING ROOM AND CONTEMPORARY KITCHEN
- TWO BEDROOMS AND A JACK AND JILL SHOWER ROOM
- ENCLOSED FLAGGED SEATING AREA WITH SOME VIEWS
- PART OF THE ATTRACTIVE HISTORIC CO-OP BUILDING
- VIEWING ADVISED

£235,000

FLAT 3, THE OLD CO-OP

Church Street, Hayfield



This Apartment over two levels is absolutely beautiful and has recently been completely refurbished throughout including new plastering, heating, fitted kitchen, bathroom, electrics, insulation, decor, floorings plus much more and will delight any potential buyer looking for a walk in property. It has a wonderful light airy and welcoming feel and the large picture window in the main reception lets all the light in. This Apartment also has a tucked away location within the heart of the desirable and sought after idyllic village of Hayfield which offers good amenities including shops, cafes, restaurants, school and walks from the doorstep including Kinder Scout and the Sett Valley Trail.

The Apartment which is part of the period historic co-op Building also has the privilege of a flagged enclosed seating area. The accommodation in more detail offers an entrance area, a large bright spacious sitting/dining room with large picture window, feature fireplace, wall lights, newly fitted contemporary kitchen with co-ordinating worktops, integrated appliances including BOSCH oven and microwave oven. The lower level has two generous double bedrooms and a newly fitted shower room which is accessed via separate doors from the two bedrooms. Viewing comes highly recommended to appreciate the no expense spared on the renovation of this home and the excellent central village location.

LOCATION

Set amid the beautiful rolling hills of the Peak District, Hayfield is an ideal picturesque base with walks from the door step including Twenty Trees, Lantern Pike and Kinder Scout. The village has a good selection of shops, public houses, cafes, restaurants, a primary school and bus links to larger towns. Nearby Glossop and New Mills offer frequent rail links into Manchester and beyond.

DIRECTIONS

SAT NAV SK22 2JE

TENURE

Leasehold - 999 years from June 2004 - 978 years remaining. Annual maintenance charge of £480.00. Share of Buildings Insurance currently £247.00

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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