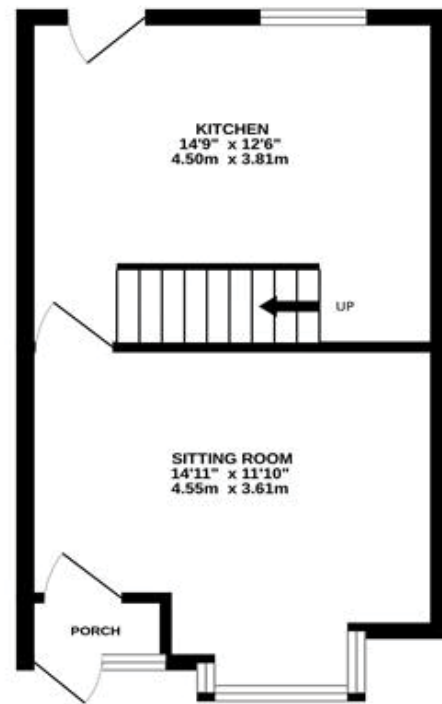


**39 LANESIDE ROAD**

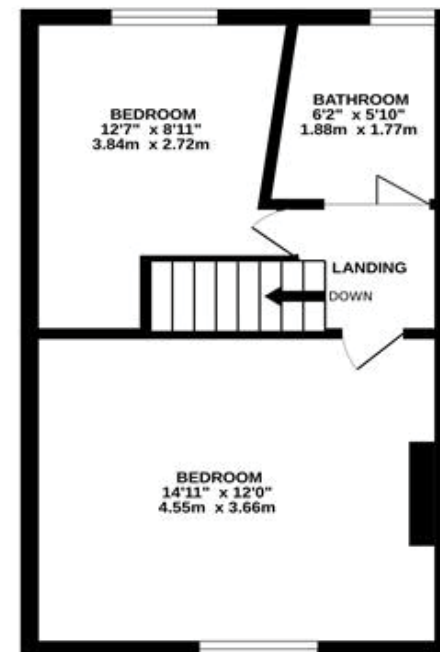
New Mills, High Peak

**£260,000**

GROUND FLOOR



1ST FLOOR



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](mailto:whaley@gascoignehalman.co.uk)

[gascoignehalman.co.uk](http://gascoignehalman.co.uk)



A VERY WELL AND NICELY PRESENTED MID MEWS STYLE PROPERTY which is located within a popular and convenient location close to New Mills. The property has had many improvements and provides excellent living and dining/kitchen spaces and TWO BEDROOMS. externally there is off road parking for TWO CARS and a wonderful GARDEN TO THE REAR.

**GASCOIGNE HALMAN**



- AN UPGRADED AND NICELY PRESENTED MID TERRACE PROPERTY
- WELL PRESENTED THROUGHOUT WITH DOUBLE GLAZING AND GAS CENTRAL HEATING
- POPULAR LOCATION CLOSE TO THE TOWN AND COMMUTER LINKS

- SITTING ROOM AND SPACIOUS FITTED DINING KITCHEN
- TWO GENEROUS BEDROOMS AND A BATHROOM
- LOVELY GARDENS WITH SEATING AREAS TO THE REAR
- OFF ROAD PARKING FOR TWO CARS IN FRONT OF THE PROPERTY
- VIEWING THIS HOME COMES HIGHLY RECOMMENDED

**£260,000**

**39 LANESIDE ROAD**

New Mills, High Peak



#### DESCRIPTION

We are pleased to offer for sale this bay fronted mid terrace property which is presented to a high standard throughout and has the pleasure of a convenient location, off road parking and a good sized garden to the rear. The property offers pleasant and bright spacious living which is complimented by two bedrooms, gas central heating and double glazing. The property has had recent upgrades including new windows and doors and a new roof two years ago. The location is popular as it is within a short distance of the town offering excellent day to day shops, schools, cafes and excellent commuter links by both bus and train.

The accommodation provides an entrance porch, sitting room with feature bay area and a fireplace plus there is a fitted dining kitchen with space for table/chairs. The first floor landing leads to two spacious bedrooms and a bathroom. Externally to the front of the property there is a hard standing for two cars. The rear has two garden areas which is divided by a pathway and gate and there is space for greenhouse/sheds. There are roof top views.

#### LOCATION

New Mills offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter both New Mills Central and New Mills Newtown stations offer services to Manchester City Centre/Sheffield and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

#### DIRECTIONS

SAT NAV: SK22 4LT

#### TENURE

FREEHOLD - 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 B

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**