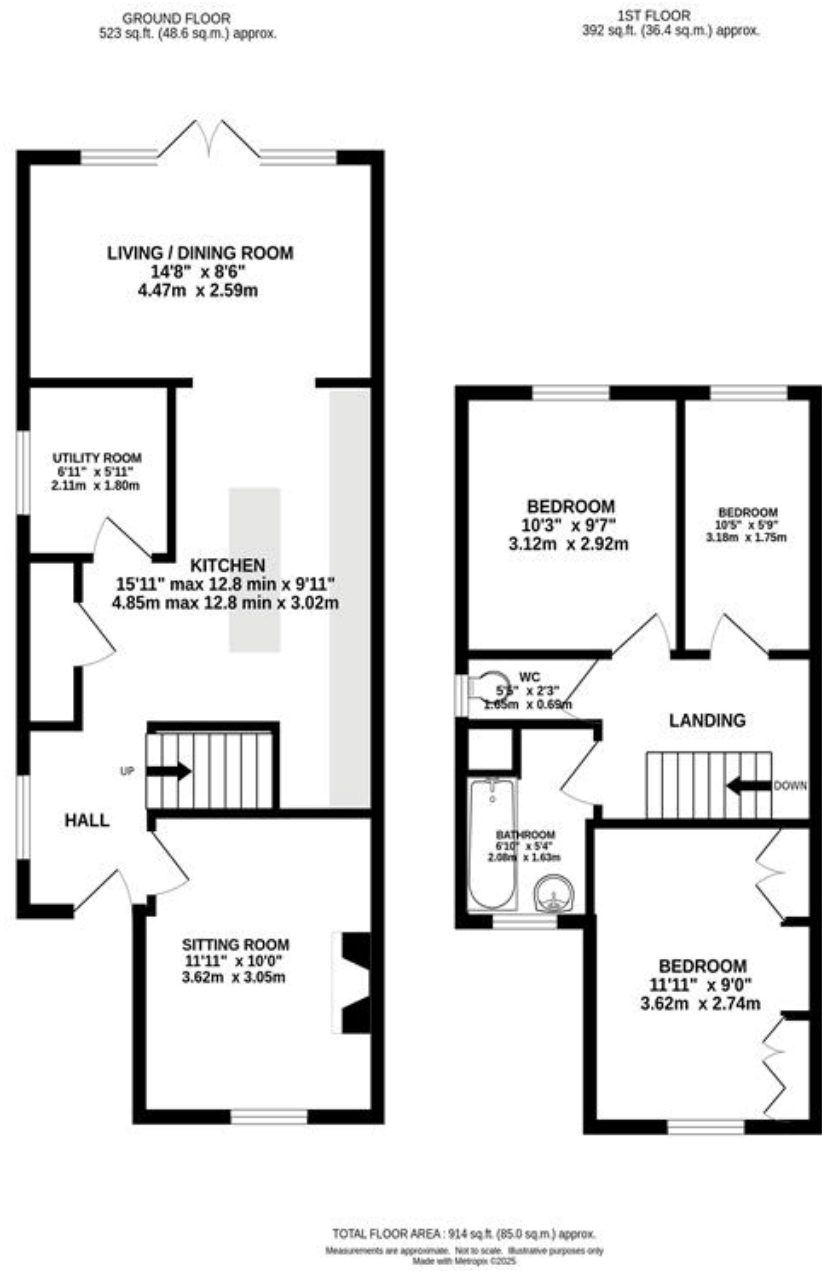


48 ST. MARYS ROAD
New Mills
£399,950



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Whaley Bridge
15, Market Street, WHALEY BRIDGE SK23 7AA
01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk



*** VIEWING RECOMMENDED ***
AN EXCEPTIONAL SEMI DETACHED HOME with a CONTEMPORARY LIVING/DINING EXTENSION. The property is highly presented throughout with excellent living and kitchen/living/dining spaces and THREE BEDROOMS. The property has a sought after location overlooking High Lea Park and being close to amenities and COMMUTER LINKS. Driveway parking to the front for THREE/FOUR cars and a WONDERFUL REAR GARDEN WITH VIEWS.

GASCOIGNE HALMAN

- AN OUTSTANDING EXTENDED SEMI DETACHED PROPERTY
- NICELY PRESENTED THROUGHOUT WITH CONTEMPORARY LIVING
- SOUGHT AFTER LOCATION OVERLOOKING HIGH LEA PARK
- SITING ROOM, OPEN PLAN CONTEMPORARY FITTED KITCHEN, LIVING AND DINING AREA

- SMALL OFFICE/STORAGE SPACE AND A UTILITY/LAUNDRY ROOM
- THREE BEDROOMS, MODERN BATHROOM AND SEPARATE WC
- GENEROUS DRIVEWAY PARKING AND A WONDERFUL REAR GARDEN WITH VIEWS
- SHORT DISTANCE FROM THE TOWN WITH GOOD AMENITIES AND COMMUTER LINKS

£399,950

48 ST. MARYS ROAD

New Mills



Presented to a high standard throughout this wonderful family semi detached home also has the privilege of a new contemporary extension to the rear offering additional living and dining spaces overlooking the garden and views. The property has a wonderful homely feel as you enter which has the benefit of double glazing which is complimented by gas central heating. The location of this home is desirable which overlooks High Lea Park to the front and is one of the most popular locations in New Mills and offers easy access to the town with good amenities, cafes, schools and frequent commuter links by both bus and train to Manchester and beyond.

This traditional semi detached home is highly maintained and the accommodation provides a reception hallway, sitting room with fireplace incorporating a multi fuel stove, small room used as an office/storage, utility room, comprehensively modern fitted kitchen with central working island and this is open to a newly completed living/dining room with three double glazed roof windows, floor to ceiling windows and double opening glass doors to the garden with views. To add to the ambience of this modern room there is a corner multi fuel stove. The first floor landing leads you to three generous bedrooms the main bedroom having fitted furniture, a modern bathroom and a separate WC.

Externally to the front there is a block paved driveway for parking of three/four cars. The rear garden is large and offers lawn gardens with herbaceous borders with a mix of hedges and fencing and seating areas. There are wonderful distant views of the surrounding Peak District countryside.

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 3BW

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 C

VIEWING

Viewing strictly by appointment through the Agents.

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



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