



**GASCOIGNE
HALMAN**

Dyehouse Lane, New Mills, High Peak
Asking Price £120,000

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented and newly refurbished one bedroom ground floor apartment in a convenient location with allocated parking.

The property has undergone an extensive program of renovation including a brand new, modern and contemporary kitchen and bathroom. It offer convenient living accommodation, located on the ground floor and boast a comfortable double bedroom and generous lounge diner.

Located on Dyehouse Lane, the apartment is only a short walk to the town centre and the many amenities it has to offer, including local shops, cafes and restaurants as well as being handy for New Mills Central train station which sits on the Manchester to Sheffield Line.

In a little more detail, the property is accessed via a communal hallway and you enter into the hallway with useful storage cupboard. The kitchen has a range of fitted wall and base units with inset stainless steel sink and drainer, integrated oven and hob and space for white goods. The bathroom includes a WC, wash basin in vanity unit and bath with shower over, glass screen and shower board splashbacks. The bedroom has a double glazed window to the rear and the lounge looks out to the front. There is new flooring throughout and new, upgraded electric heaters.



Property details

- Ground Floor Apartment
- Newly Renovated
- One Bedroom
- Off Road Parking Space
- Convenient Location
- Brand New Kitchen and Bathroom
- Viewing Recommended

DIRECTIONS

SK22 4BA

COUNCIL TAX BAND

A

TENURE

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.

EFFICIENCY RATING

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

PRIMARY SOURCE OF HEATING

Electric

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

None

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

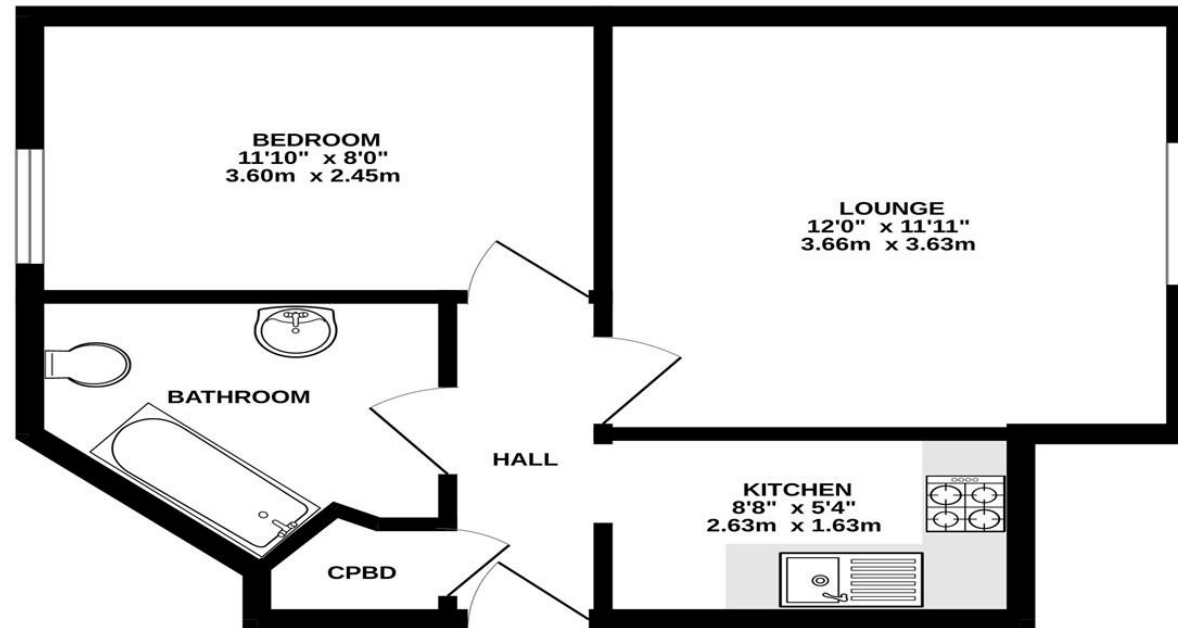
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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.

GROUND FLOOR 378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 378 sq.ft. (35.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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