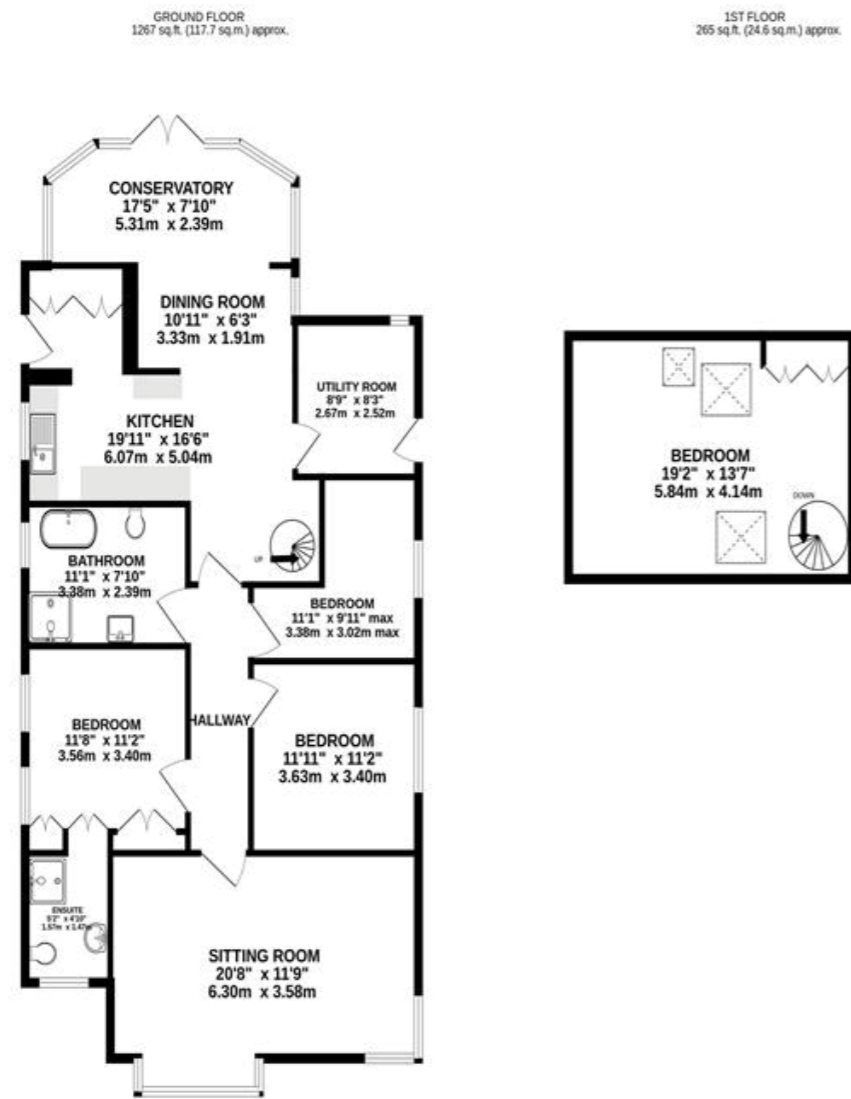


**LYNWOOD**  
Moorland Road, Birch Vale  
**£499,000**



TOTAL FLOOR AREA: 1532 sq ft. (142.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metriq 02/2025



**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

A DECEPTIVELY SPACIOUS DETACHED BUNGALOW offering bright spacious living/dining kitchen/CONSERVATORY spaces together with THREE bedrooms and TWO bathrooms plus a LOFT BEDROOM. This home also has the PRIVILEGE of a COUNTRYSIDE SETTING LOCATION with incredible VIEWS TO THE FRONT AND REAR. Driveway parking and close to amenities.

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

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**GASCOIGNE HALMAN**

- A TRUE DETACHED BUNGALOW IN A UNIQUE LOCATION
- HAVING A PICTURESQUE AND SCENIC LOCATION WITH OUTSTANDING VIEWS
- SHORT DISTANCE TO AMENITIES AND COMMUTER LINKS IN NEARBY TOWNS
- BRIGHT AND DECEPTIVELY SPACIOUS ACCOMMODATION

- FITTED BREAKFAST KITCHEN/ DINING AREA AND CONSERVATORY
- SPACIOUS BAY FRONTED SITTING ROOM WITH VIEWS TO THE GROUND FLOOR
- THREE BEDROOMS (ONE EN-SUITE) AND A BATHROOM
- FEATURE SPIRAL STAIRCASE TO THE FOURTH BEDROOM
- GARDENS, DRIVEWAY PARKING AND VIEWS FRONT AND REAR
- DOUBLE GLAZING AND GAS CENTRAL HEATING

**£499,000**

**LYNWOOD**

Moorland Road, Birch Vale



**DESCRIPTION**

"Lynwood" is a delightful detached Bungalow with lots of bright spacious and open plan living which takes in the outstanding views of the surrounding Peak District countryside from front and rear aspects. Located on a private unadopted road along side similar properties this home should be viewed to be appreciated. Having double glazing and gas central heating the accommodation provides a side entrance area, fitted breakfast kitchen with a spiral staircase to the upper floor, dining area which is open to the conservatory with outstanding views. Off the kitchen there is also a utility room with an access door. The inner hallway takes you to a large sitting/dining room,

two bedrooms and a further main bedroom with en-suite facilities. The feature spiral staircase gives access to a large bedroom with roof windows and fitted cupboards. Externally to the front of the property there is a cobbled style driveway for off road parking of two vehicles, hedging and amazing views. The rear garden is enclosed and again has wonderful scenery. The property is close to both the amenities of New Mills with excellent commuter links and the picturesque village of Hayfield. There are countryside walks from the doorstep of this property.

**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 1BS. When you turn into Moorland Road the property can be found a short distance on the left hand side.

**TENURE**

LEASEHOLD - 999 years from 1935 - 909 years remaining. There is a ground rent of approx £2.00 although this has not been collected for many years

**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 D

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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