

**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

Chapel-En-Le-Frith

27 Market Street, CHAPEL-EN-LE-FRITH, High Peak SK23 0HP  
01298 813577 chapel@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A well proportioned mid terrace property in a popular location with conservatory to the rear. The property is fully double glazed throughout, has gas central heating, modern bathroom and two generous bedrooms with views to the rear. In addition to the living accommodation, there is a small attractive garden to the front and low maintenance garden to the rear. Located on High Hill Road, this home is within easy reach of the town centre, close by to a local shop and only a short walk to the Sett Valley Trail to explore the nearby countryside.

■ Mid Terrace Home  
■ Two Bedrooms  
■ Kitchen Diner

■ Conservatory to Rear  
■ Front and Rear Gardens

£ 215,000

132 HIGH HILL ROAD

New Mills, High Peak



#### DESCRIPTION

In a little more detail, the accommodation on offer comprises an entrance hall with staircase leading to the first floor, lounge with double glazed window overlooking the front garden and gas fire in fireplace. The kitchen diner has a range of fitted wall and base units with worktops over, inset stainless steel sink and drainer and useful under stairs storage cupboard. Off the kitchen is the conservatory with double glazed windows to the side and rear and double glazed double doors opening onto the rear garden.

The first floor has the landing, bedroom one looking out to the front with fitted wardrobe, bedroom two looking out to the rear and the family bathroom, which is a recent addition, complete with WC and wash basin in vanity unit and large shower cubicle with glass enclosure.

Externally, there is a well manicured garden to the front with footpath leading to the front door. The rear garden is a stone paved patio area ideal for seating and pot plant and an access gate onto the lane to the rear.

#### 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 4HQ

#### TENURE

Leasehold

#### SERVICES (NOT TESTED)

Not Tested

#### LOCAL AUTHORITY

High Peak Borough Council. Council Tax Band: B

#### VIEWING

Strictly by appointment through the agents.

T W E N T Y   N E T W O R K E D   O F F I C E S   T H R O U G H O U T   C H E S H I R E ,   S O U T H   M A N C H E S T E R   &   T H E   H I G H   P E A K