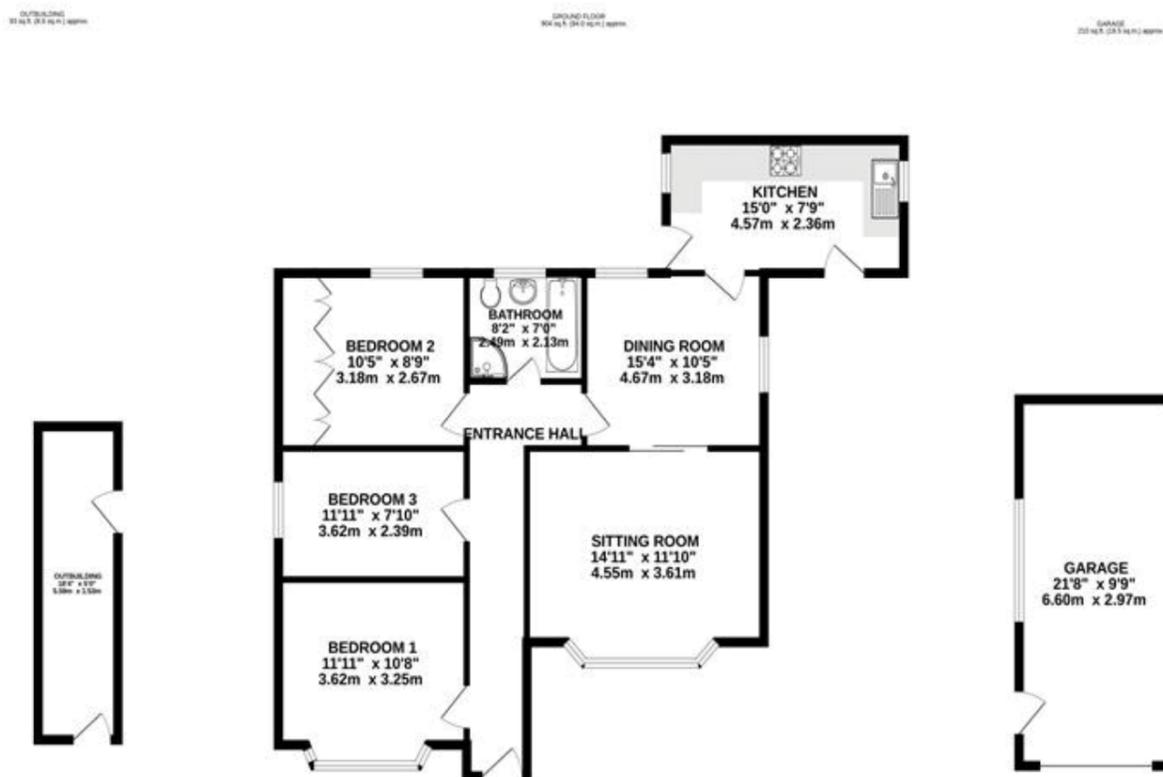


81 MARSH LANE

New Mills

£425,000



TOTAL FLOOR AREA: 1207 sq. ft. (112.2 sq. m.) approx.  
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

gascoignehalman.co.uk



GASCOIGNE HALMAN

This DETACHED bungalow is situated in a slightly elevated position set back from the road and has EXCELLENT LIVING, DINING AND KITCHEN SPACES plus THREE BEDROOMS, generous GARDENS, AMPLE DRIVEWAY PARKING and a DETACHED GARAGE. The property also benefits from FAR REACHING views over New Mills and the surrounding countryside. Close to the town with good amenities and commuter links.

- DETACHED BUNGALOW
- STUNNING FAR REACHING VIEWS
- SITTING ROOM, DINING ROOM AND FITTED KITCHEN
- THREE BEDROOMS AND BATHROOM
- GENEROUS DRIVEWAY PARKING AND A GARAGE

- GARDENS TO THE FRONT, SIDE AND REAR
- A SHORT DISTANCE TO AMENITIES AND PUBLIC TRANSPORT LINKS
- VIEWING IS HIGHLY RECOMMENDED

**£425,000**

**81 MARSH LANE**

New Mills



We are pleased to offer this attractive slightly elevated detached bungalow with far reaching roof top views over the surrounding countryside. This property is located a short distance from the town of New Mills which offers superb amenities including shops, schools, cafes and frequent rail/bus links.

The accommodation provides an entrance hallway, sitting room with a large bay window taking in the views, dining room, fitted kitchen, three bedrooms plus a bathroom.

Externally the property offers ample parking facilities and a detached garage. Well maintained gardens wrap around the property to include lawned areas, mature trees, shrubs and plants, patios and an additional stone outbuilding.

**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 Center/Sheffield and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

**DIRECTIONS**

SAT NAV: SK22 4PP

**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



gascoignealman.co.uk

**GASCOIGNE HALMAN**