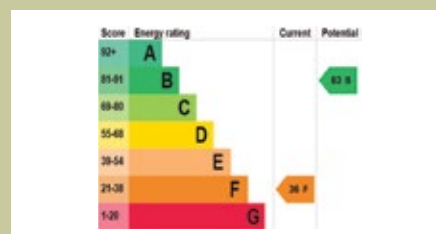


4 ELLERSCROFT
Hayfield Road, New Mills
£340,000



TOTAL FLOOR AREA: 1327 sq.ft. (123.3 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



A SPACIOUS AND EXTENDED STONE PERIOD PROPERTY offering FLEXIBLE ACCOMMODATION with THREE reception rooms and THREE/FOUR bedrooms. The property has a tucked away location on the edge of COUTRYSIDE yet close to amenities and COMMUTER LINKS. The property has gardens, views and LOTS OF PARKING. This home does require some upgrading but offers lots of potential.

GASCOIGNE HALMAN

- A SPACIOUS EXTENDED STONE END COTTAGE STYLE PROPERTY
- REQUIRING SOME UPGRADING
- BRIGHT SPACIOUS FLEXIBLE ACCOMMODATION
- THREE RECEPTION ROOMS, KITCHEN, UTILITY AND SHOWER ROOM TO GROUND FLOOR



- THREE BEDROOMS, LOFT ROOM AND FIRST FLOOR BATHROOM
- SEATING AREAS, DRIVEWAY FOR AMPLE PARKING AND FEATURE TREE ISLAND
- DISCREET LOCATION SET WELL BACK FROM THE ROAD
- CLOSE TO NEW MILLS, HAYFIELD AND COMMUTER LINKS



£340,000

4 ELLERSCROFT
Hayfield Road, New Mills



DESCRIPTION

Located in a quiet tucked away location is this extended end stone cottage style property original part built in the 1800's which provides lots of flexibility and an opportunity to upgrade and create personal style and layout. Set within this little hamlet the property has easy access to both New Mills with excellent amenities and commuter links to Manchester and beyond and the picturesque village of Hayfield which also offers good amenities and wonderful walks around Kinder Scout, Lantern Pike and the Sett Valley Trail. In addition there are bus routes to both which is a very short walk from the property.

The accommodation has an entrance porch, living room with patio doors, fireplace and beams, sitting room with fireplace and beams, dining room, kitchen, utility area and a downstairs shower room. The first floor landing leads to three generous bedrooms and a further bathroom. Externally the property is approached via a discreet lane from the main road which leads up into a large parking area for several vehicles, seating areas and a roundabout style rockery with mature tree. At the rear of the property there is a courtyard style flagged and enclosed garden area.

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 4JA

TENURE

Freehold

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.

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



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