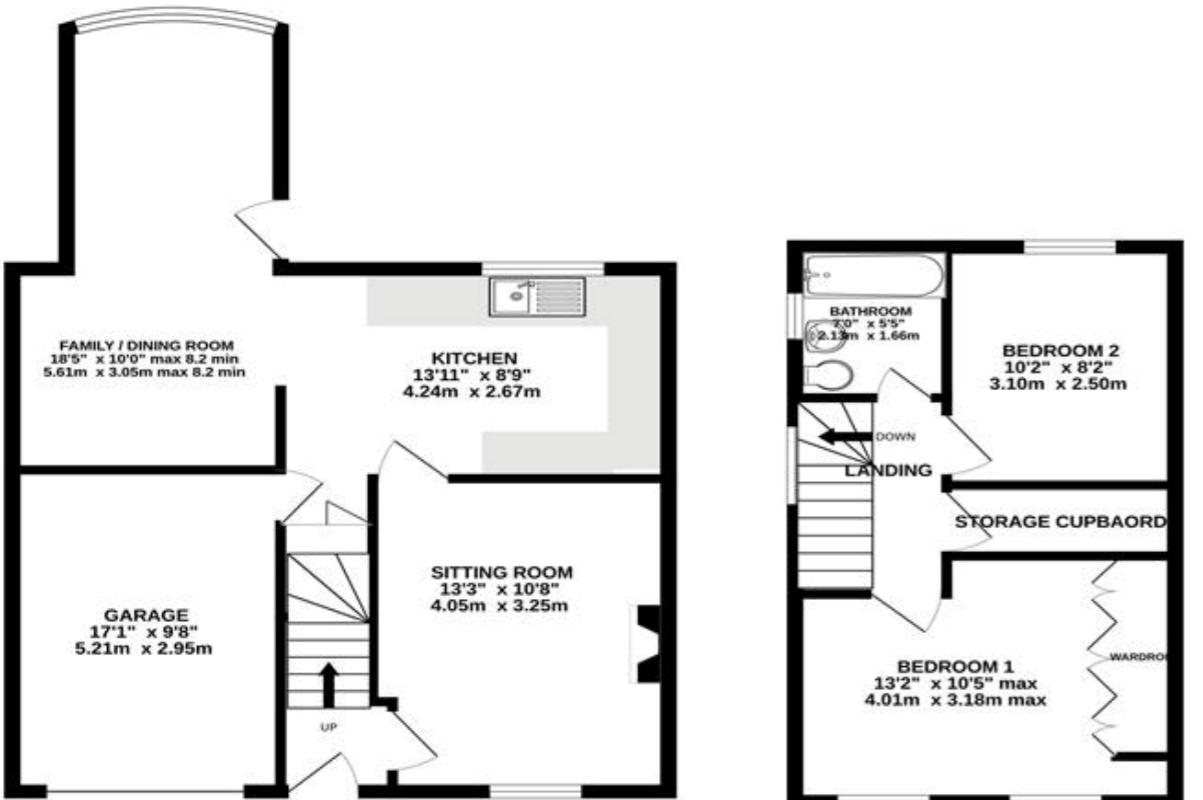


GROUND FLOOR  
600 sq.ft. (55.8 sq.m.) approx.1ST FLOOR  
321 sq.ft. (29.9 sq.m.) approx.

TOTAL FLOOR AREA : 922 sq.ft. (85.6 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 DECEPTIVELY SPACIOUS SEMI DETACHED home with EXTENDED LIVING which is in a popular location close to the town of NEW

MILLS. The property does require some updating. The property has TWO reception rooms, TWO bedrooms plus fitted breakfast kitchen. EXTERNALLY there is a large rear garden with DISTANT VIEWS, DRIVEWAY and GARAGE.



GASCOIGNE HALMAN

- SEMI DETACHED PROPERTY REQUIRING MODERNISATION
- SPACIOUS GROUND FLOOR EXTENSION TO THE REAR
- POPULAR LOCATION CLOSE TO THE TOWN WITH GOOD AMENITIES AND COMMUTER LINKS

- TWO RECEPTION ROOMS PLUS FITTED KITCHEN
- TWO GENEROUS BEDROOMS AND A BATHROOM
- LARGE GARDEN TO THE REAR WITH DISTANT VIEWS
- DRIVEWAY FOR TWO CARS PLUS A GARAGE
- THE PROPERTY OFFERS GREAT POTENTIAL

£ 2 7 5 , 0 0 0

42 MELLOR ROAD

New Mills



This semi detached property provides a great opportunity for a buyer to create their own design and style as it does not require upgrading.

The property has been extended to the rear to create additional living/dining space with wonderful distant views and there is the possibility of extending further (subject to relevant planning approvals). The property is located within a sought after area which is close to the popular town of New Mills offering excellent day to day amenities, schools, cafes/restaurants and two rail stations with good commuter links.

The property has double glazing and gas central heating and the accommodation offers a reception hallway, sitting room, family/dining room which is open to a fitted kitchen. The first floor landing with large storage cupboard leads to two generous bedrooms and a bathroom. Externally this home has the benefit of a large lawn garden to the rear with sun terrace which takes in the wonderful views. The front of the property has a driveway for two cars and leads to the integrated garage plus there is a lawn garden area with steps.

#### 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 4DP

#### TENURE

Subject to Solicitor verification.  
**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