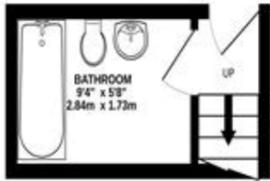


9 YEARDSLEY LANE

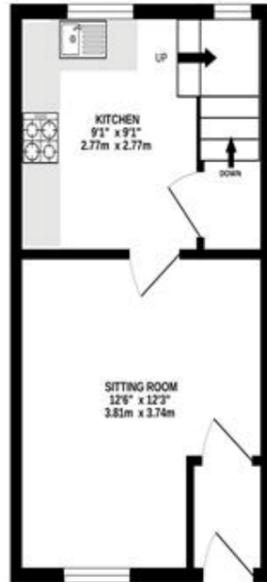
Furness Vale

£195,000

LOWER GROUND FLOOR
78 sq.ft. (7.2 sq.m.) approx.



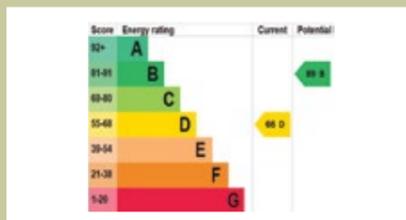
GROUND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.4 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

A STONE MID TERRACE PROPERTY located within a popular location close to amenities and COMMUTER LINKS. The property has good living and kitchen spaces plus TWO BEDROOMS. There is a GARDEN area to the rear.

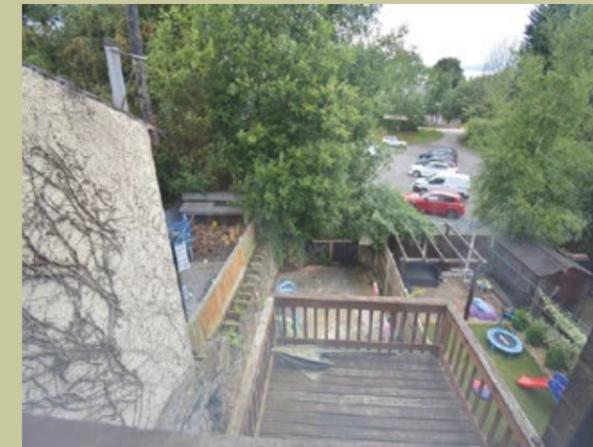
- A TRADITIONAL STONE MID TERRACE PROPERTY
- SMALL GARDEN AREA TO THE FRONT
- CONVENIENT LOCATION CLOSE TO AMENITIES AND RAIL LINKS
- SITTING ROOM AND FITTED KITCHEN

- LOWER GROUND FLOOR BATHROOM
- TWO BEDROOMS
- GARDEN AREA TO THE REAR
- LOCATED BETWEEN THE LARGER TOWNS OF WHALEY BRIDGE AND NEW MILLS

£195,000

9 YEARDSLEY LANE

Furness Vale



DESCRIPTION

This stone mid terrace property is believed to built around the late 1800's and offers a good convenient location and well planned accommodation. The accommodation provides a sitting room and a fitted kitchen. The lower ground floor has a bathroom and access to the garden. The first floor landing leads you to two generous bedrooms. Externally there is a small garden area to the front and the rear is enclosed and the rear has a decking area plus a further area. The location is popular and a short distance away there is a rail station with links to Manchester and beyond.

The property also lies between the larger towns of New Mills and Whaley Bridge where there are more comprehensive amenities including further commuter links, shops, cafes and senior and primary schools.

LOCATION

Set amid the rolling hills of the beautiful Peak District, Furness Vale is an ideal location situated close to the picturesque Goyt Valley it is within close proximity to the beautiful Fernilee and Errwood reservoirs and the Peak Forest Canal. The property is close to the of Whaley Bridge and New Mills towns which have a good selection of shops, public houses, cafes, schools and restaurants. There are good commuter links to Manchester and the surrounding towns, by both rail and bus.

DIRECTIONS

SAT NAV: SK23 7PN

TENURE

Leasehold 999 years from 1839 - 813 years remaining. Ground rent £1.50 pa. No maintenance charge - 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 A

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN