

JULIAN WADDEN





56 Hague Bar
New Mills
Guide price £225,000



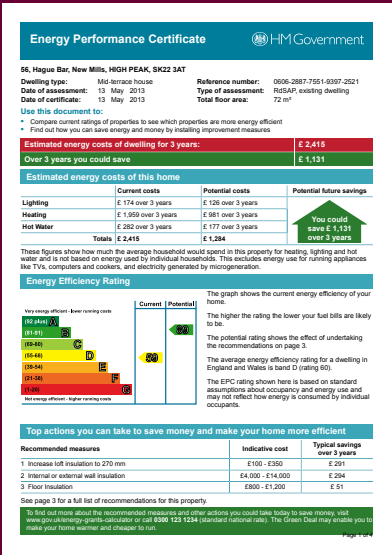
Square Footage: 1017
Council Tax Band: B
Tenure: Freehold
Service Charge:
Sat Nav Directions: SK22 3AT

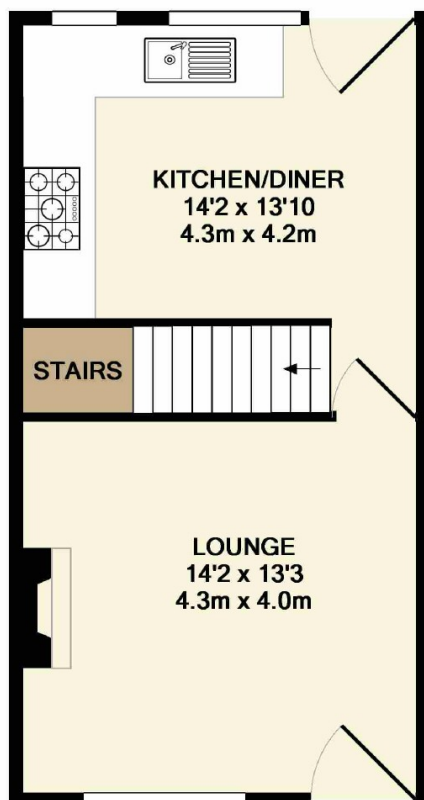
A simply stunning two bedroom mid terrace in Hague Bar. Offering impeccably presented accommodation throughout this period terrace has been carefully refurbished by its current owner.

Offering to the ground floor, a light and welcoming lounge with wrought iron feature fireplace, the high end kitchen at the rear offers a great place to entertain, benefitting from black granite worktops with a white high gloss finish, integrated appliances including wine cooler and plenty of worktop and clever storage space.

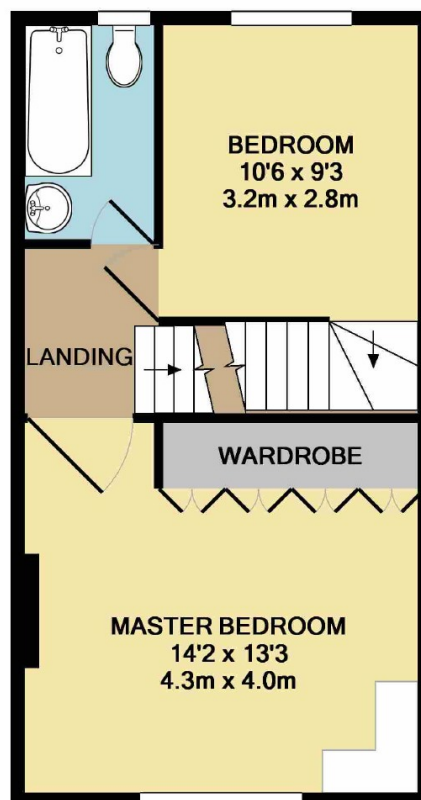
The first floor reveals two double bedrooms, with the master benefitting from built in wardrobes and dressing unit. The modern fitted family bathroom completes the floor. The second floor reveals a loft room with useful eaves storage, this is currently being used a bedroom by its current owner but could be used as a study or a play room.

A ready to move into property offering a welcoming and cosy atmosphere.





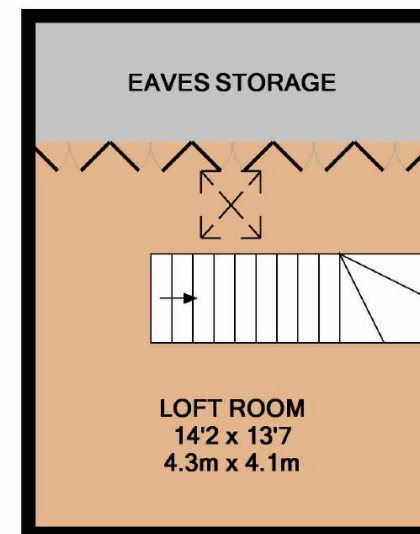
GROUND FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1017 SQ.FT. (94.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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2ND FLOOR
APPROX. FLOOR
AREA 254 SQ.FT.
(23.6 SQ.M.)

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Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.

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The Property
Ombudsman