

OLLERSETT MEWS



casey **LIVING**

Ollersett Mews is a small, private development of just 7 mews homes with driveway parking and rear gardens. The properties offer generously proportioned accommodation including open plan kitchen/dining/living space and WC to the ground floor and 3 bedrooms and 2 bathrooms to the first floor.

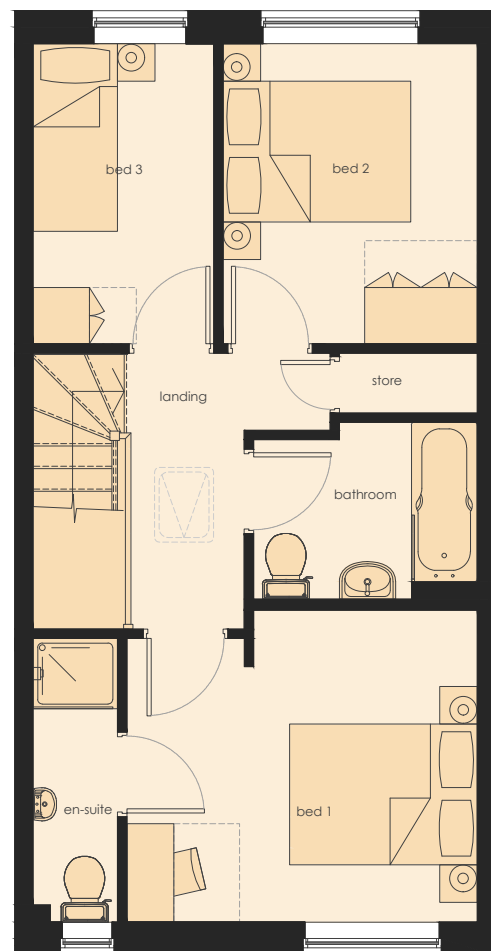
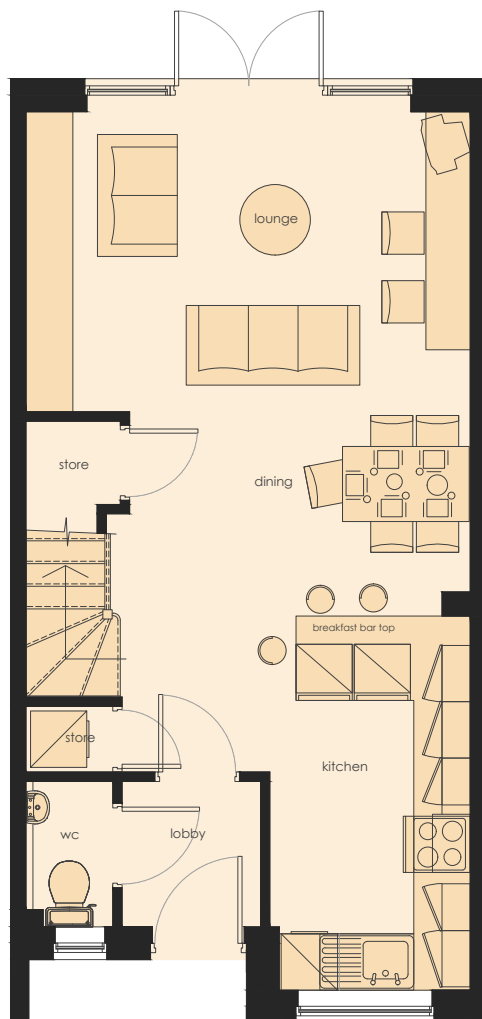
Located on the main Hayfield Road close to the centre of New Mills in the High Peak of Derbyshire, the development is approximately 8 miles south-east of Stockport and 15 miles from Manchester.

Close to the popular towns of Glossop, Disley, Marple and Buxton and bordering Derbyshire and Cheshire, New Mills has an impressive landscape and has been designated a Conservation Area. The town is a popular residential location sitting above The Torrs, a dramatic gorge through which the rivers Goyt and Sett flow.

New Mills has excellent transport links with two railway stations, New Mills Central and New Mills Newtown on the main Manchester to Sheffield Line. The A6 passes through the centre of town running north towards Stockport and Manchester and south towards Chapel en le Frith and Buxton.



The town has all the usual amenities including shops, bars and restaurants and has no fewer than 6 Primary Schools and a large comprehensive secondary school.





Ground Floor	m (max)	ft in (max)
Lounge/diner/kitchen	9.4 x 4.8	30'10" x 15'9"
WC		



First Floor	m (max)	ft in (max)
Bed 1	3.7 x 3.4	12'1" x 11'2"
Ensuite	3.0 x 0.9	9'10" x 3'0"
Bed 2	3.2 x 2.7	10'6" x 8'10"
Bed 3	3.2 x 1.9	10'6" x 6'3"
Bathroom	2.4 x 1.9	7'10" x 6'3"

General

- LABC 10 year building warranty
- Burglar alarm fitted as standard
- TV aerial point to lounge and bedroom 1
- BT point to lounge & bedroom 1
- Internal doors white painted vertical 5 panel
- Contemporary chrome door furniture
- Highly efficient condensing combination boilers and gas central heating system
- Internal decoration white emulsion to walls and ceilings, and white gloss to woodwork
- Grey PVCu windows and fascia board
- Composite external doorset with multipoint locking system finished in grey colour
- External lights to front and rear elevation
- Gardens turfed to front
- Patio area to rear

Kitchen

- Luxury fitted kitchen with soft close doors and drawers
- Polished chrome bar handles
- Worktop with matching upstand
- Integrated electric single oven in stainless steel
- Integrated stainless steel gas hob
- Integrated stainless steel extractor hood and splashback
- Integrated fridge and freezer
- Integrated dishwasher
- Inset stainless steel 1 1/2 bowl sink with chrome kitchen mixer tap
- 4 spotlight ceiling bar lighting



Bathroom, En-Suite & Cloakroom

- White 3-piece suite to bathroom
- Chrome contemporary basin and matching bath tap
- Over bath shower with glazed screen
- En-suite with shower cubicle
- Porcelanosa wall tiles, fully tiled to bath and shower area
- Splashback tiling to cloakroom basin
- Shaver point to bathroom

Please note:

Throughout this brochure, the particulars have been prepared to comply with the Property Misdescriptions Act 1991, and whilst every care has been taken to ensure accuracy, it is stressed they must be used as a guide only and do not constitute any part of an offer or contract. Services and appliances have not been tested. No responsibility is taken for error, omission or misunderstanding. The floor plan is included as a service to our customers and is intended as a guide to layout only. Dimensions are approximate; do not scale. Kitchen and bathroom images are indicative of style and quality only.



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