

**jordan fishwick**

4 THE OWLERS WHALEY BRIDGE HIGH PEAK SK23 7DE  
Per Calendar Month £900 Per Calendar

## 4 THE OWLERS WHALEY BRIDGE HIGH PEAK SK23 7DE

A most charming and conveniently located property with gardens fronting onto the River Goyt in popular Whaley Bridge, a stone built mid terraced cottage of character. Spacious accommodation with Sash windows and open feature open fireplace. Comprising: living room, fitted dining kitchen with large pantry cupboard, two good sized first floor bedrooms and shower room with modern white suite. Gas central heating, delightful cottage garden and external brick stores. Available Immediately and Unfurnished.

### GROUND FLOOR

#### Dining Kitchen

11'7 x 10'11

An external rear door, Slate tiled floor, a range of fitted base cupboards and drawers, work surfaces over, wall cupboards, an inset one and a half bowl single drainer sink unit, mixer tap, recess for a gas range cooker, recess for a fridge freezer, plumbing for a washing machine, rear windows, central heating radiator and boiler, pantry cupboard and stairs to the first floor.

#### Living Room

14'0 x 12'11

A feature open fireplace with brick surround, sash front window, central heating radiator, wood style flooring, fitted shelving and cupboard, external door.

### FIRST FLOOR

#### Landing

#### Bedroom One

14'0 x 12'11 (max)

Sash window overlooking the garden, central heating radiator and a large walk in storage cupboard/wardrobe.

#### Bedroom Two

11'8 x 7'6

A rear window, central heating radiator and loft access.

#### Shower Room

A white suite comprising a shower cubicle, Triton electric shower, pedestal wash hand basin, close coupled wc, double glazed rear window, central heating radiator, storage cupboard and tiled walls.

### OUTSIDE

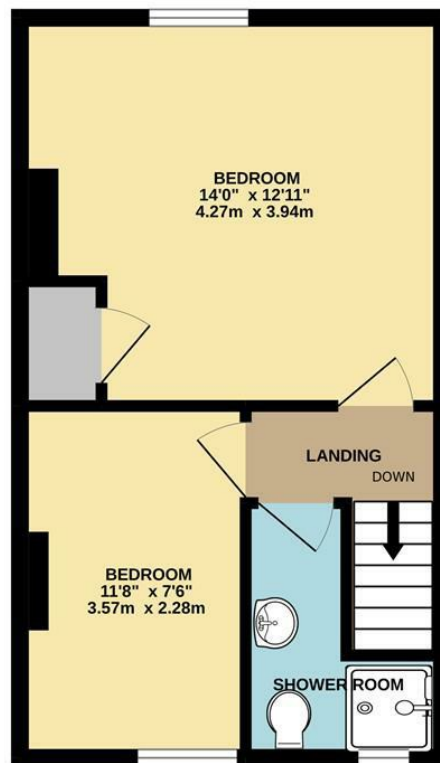
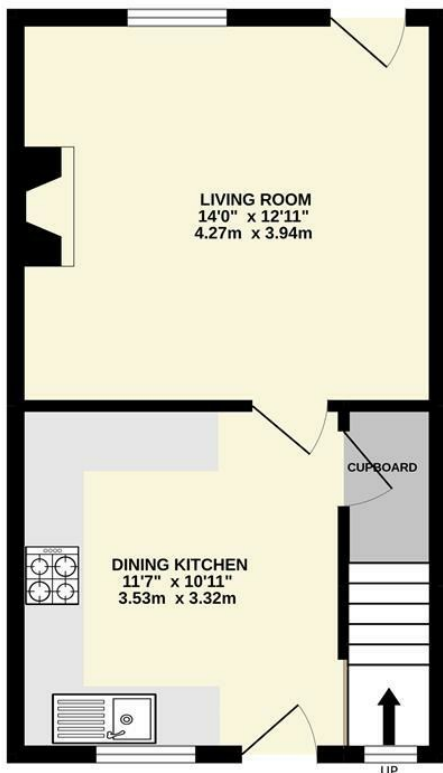
#### Gardens and Stores

There is a delightful cottage garden adjoining the River Goyt, consisting of a paved patio area with dry stone walling and semi-mature trees for privacy.



GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	