



*Jordan fishwick*

Hill Top Rise Whaley Bridge High Peak



## Hill Top Rise Whaley Bridge High Peak SK23 7BQ

£475,000



### The Property

Occupying a large corner plot with incredible views and extremely private gardens, a fabulous five bedroom detached family home. Situated within a popular established development in Whaley Bridge this superb property also offers the next owner the chance to extend or improve (subject to planning). Well presented, balanced accommodation arranged over two floors with pvc double glazing and gas central heating. Comprising: entrance porch, hall, open plan 22ft living and dining room, 19ft breakfast kitchen with views, wc, converted double garage providing excellent work area or play room, five first floor bedrooms and a family bathroom. Double wide driveway, lawn gardens with mature hedging, greenhouse and large paved terrace with feature Koi pond. Viewing essential.




- Large Corner Plot
- Fantastic Views
- Spacious Detached Home
- Excellent Location
- Potential To Extend (Subject to P/P)
- Five Bedrooms
- Converted Double Garage
- 22FT Living Room
- 19FT Breakfast Kitchen
- Versatile Accommodation

**Postcode** SK23 7BQ

**EPC Rating**

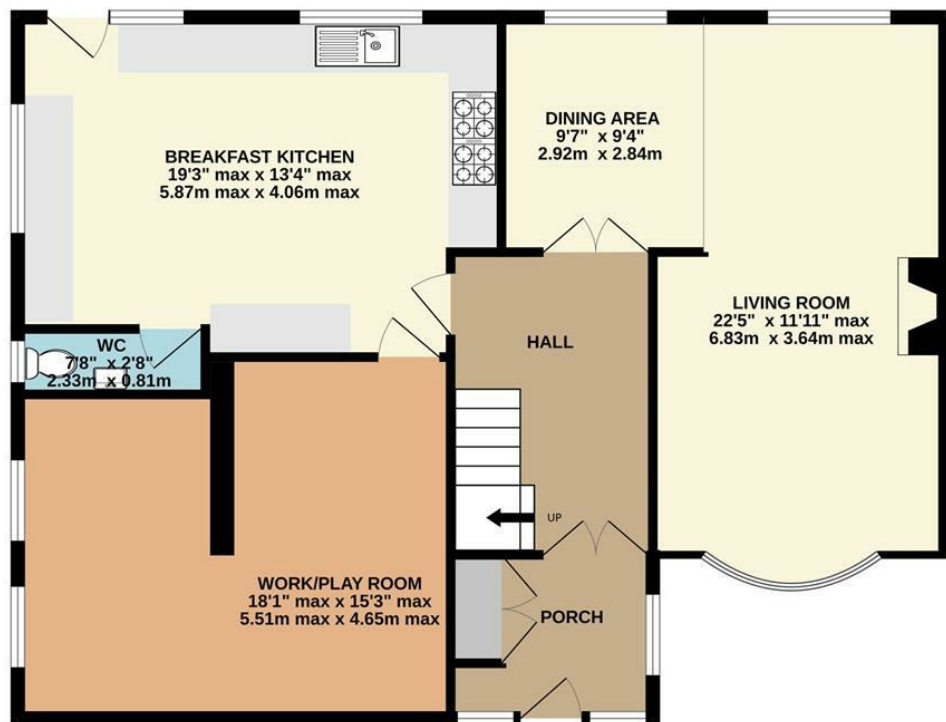
**Local Authority** High Peak

**Council Tax** E

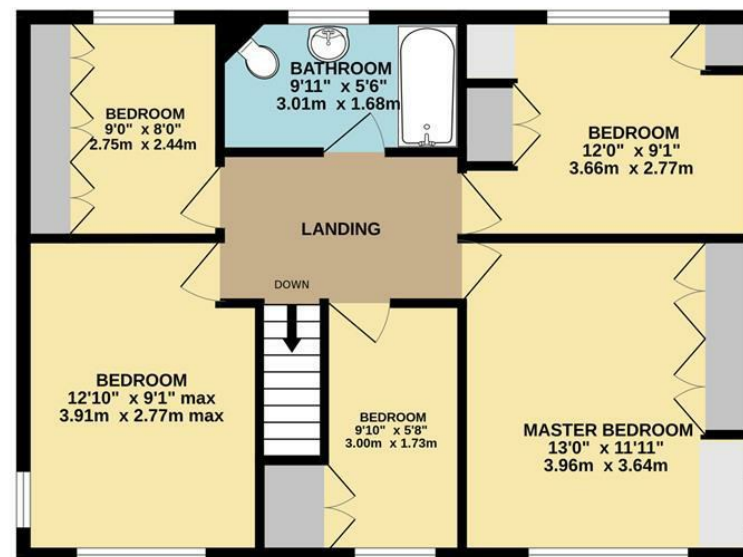
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST 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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