



Wright Marshall
Estate Agents

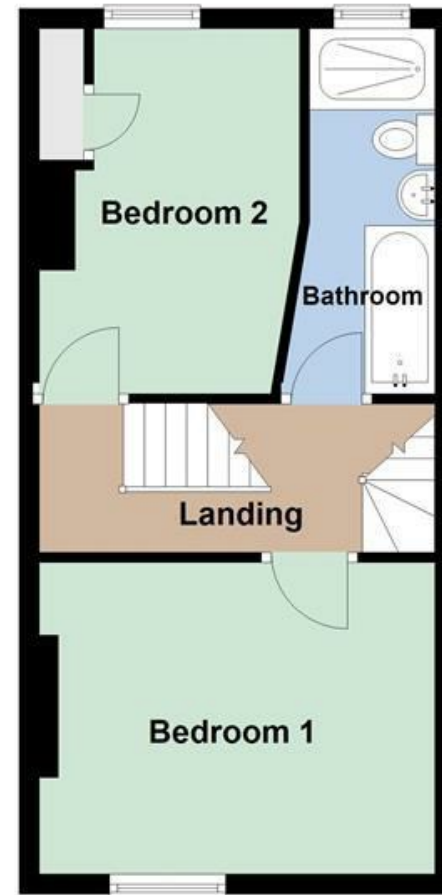
11 RESERVOIR ROAD, WHALEY BRIDGE SK23
7BL

£255,000

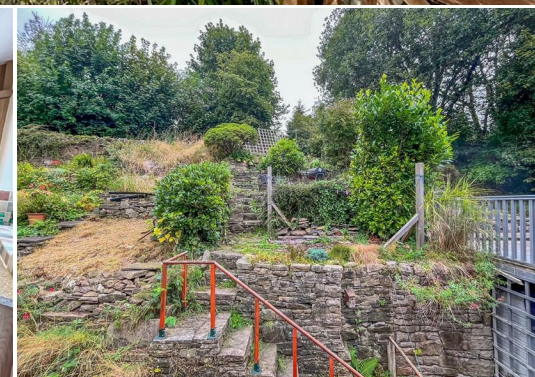
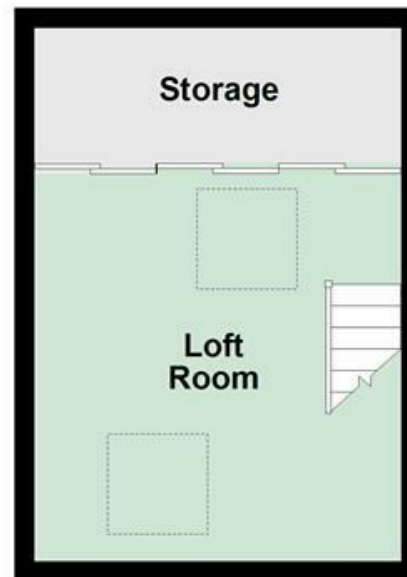
Ground Floor



First Floor



Second Floor



This charming TWO BEDROOM stone terraced property, set in an elevated position, is located on one of Whaley Bridge's most sought-after roads. Just a short walk from the town shops, cafes, and transport links, the property includes an entrance porch, a living room, and a fitted dining kitchen.

The first floor features two well-sized bedrooms and a bathroom. A useful converted loft room is located on the second floor. Outside, there's a cottage style garden and seating area at the front, with an elevated garden at the rear.

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MISREPRESENTATION ACT 1967.

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PORCH

Entrance door and tiled flooring.

LIVING ROOM

16'4 x 9'7 (4.98m x 2.92m)
Window, log burner, radiator, and stairs to the first floor.



KITCHEN

11'11 x 13'9 (3.63m x 4.19m)
uPVC door and double-glazed windows, fitted wall and base units, 1.5 bowl sink and drainer with a mixer tap, space for a cooker and fridge freezer, plumbing for a washing machine, radiator, and tiled flooring.



LANDING

Stairs to the loft room.

BEDROOM ONE

32'9"9'10" x 39'4"36'1" (10'3 x 12'11)
Window and radiator.



BEDROOM TWO

13'1" x 7'8" (4.01m x 2.36m)
uPVC double glazed windows, radiator, and built-in cupboard.



BATHROOM

12'9 x 4'6 (max) (3.89m x 1.37m (max))
uPVC double-glazed windows, enclosed shower cubicle with a wall-mounted shower fitment, panelled bath, WC with a push-flush, pedestal wash basin with a mixer tap, ladder-style radiator, and part-tiled walls.



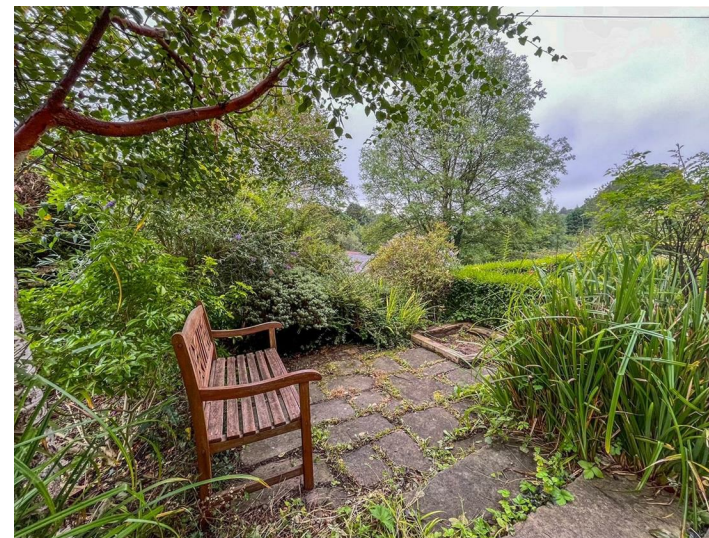
LOFT ROOM

12'8 x 12 (3.86m x 3.66m)
Two double-glazed Velux windows, radiator, and built-in storage.



EXTERIOR

At the front, there is a cottage-style garden and seating area. The rear features an elevated garden area.



NOTES

Tenure: Leasehold
Lease length: 900 years from 1934
Council Tax Band: B
EPC Rating: D