



7 Forge Road
Whaley Bridge



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

**Redlees, 7 Forge Road
Whaley Bridge
High Peak, SK23 7HY**



Set in a fabulous flat central village location with amenities including Gym, Primary School, Nursery's, Church, Florist, Wine Bar, Country Store, Indian Restaurant, Pet Shop, Heating and Lighting Shops and Bus stop directly Stockport, Buxton and Manchester airport all within 150 meters. Bowling Club, Memorial Park, Cock Hotel, Co-Op Food store, Café, Dog Groomers, Bike Shop, Butchers, Hairdressers and Italian restaurant all within 300 meters.

**Offers In The Region Of
£575,000**

Buxton - 0129827524

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Entrance Porch

Inner door with decorative windows leading to:

Entrance Hallway

Spacious hallway with stairs leading to the first floor. Radiator. Doors leading too:

Reception Room One

15'2 x 14' into bay

Recently installed log burning stove. Bay window to front with window seating and window to side. Radiator.

Reception Room Two

15'8 x 13'3

Feature 1870's log burning stove. Radiator. Window to front and two to side.

Inner Hallway

With doors leading too:

Dining Kitchen

14' x 10'6

Fitted with solid pine base units with drawers and further display units. Granite worksurface with inset 'Frankie' sink with mixer tap over. Space for range style gas cooker with extractor hood above, space for American style fridge freezer. Tiled walls. window to side and rear. Radiator. Space for dining table.

Pantry cupboard with plumbing for dishwasher, shelving and window to rear.

Rear Porch

With door leading to rear garden

Rear Hallway

Useful under stairs storage. Window to rear. Wash hand basin.

Inner door leading to garage,.

WC

Wc. Window to rear. Partially tiled walls.



Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | | |
| (55-68) D | 54 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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