



7 Forge Road
Whaley Bridge



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

7 Forge Road
Whaley Bridge
High Peak, SK23 7HY



Offers In The Region Of
£550,000

Entrance Porch

Inner door with decorative windows leading to:

Entrance Hallway

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

Reception Room One

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

Reception Room Two

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

Inner Hallway

With doors leading to:

Dining Kitchen

Fitted with solid pine base units with drawers and further display units. Granite work surface with inset 'Frankee' 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.



Buxton - 0129827524



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Accommodation

Cloak Room

Good side storage with coat hanging space.

Garage

With opening door to driveway. Door leading from rear hallway and door leading to rear garden. Over head storage space. Lighting and power and water.

Front- 16'7 x 13'

Back- 20'6 x 13'

Laundry Room- with plumbing for washing machine.

Lower Ground Floor Cellar

First Floor Landing

Half landing with beautiful stain glass window to rear. Landing with loft access housing the recently installed 'Valiant' gas combination boiler.

Bedroom

Bay window to front. Radiator. Covered kitchenette with sink and microwave.

Ensuite

Wc, freestanding roll top bath with hand held shower over. Wash hand basin. Tiled flooring and walls with mirrored wall.

Bedroom

Window to front. Radiator.

Bedroom

Window to front. Radiator. Ceiling mounted radiant heat heater.

Shower Ensuite

Wc, wash hand basin. Shower cubical with wall mounted waterfall style shower head and hand held shower also.

Bedroom

Window to rear. Radiator. Ceiling mounted radiant heat heater.

Shower Ensuite

Wc, wash hand basin. Shower cubical with wall mounted shower.

Family Bathroom

Wash hand basin with free standing roll top bath. Window to rear. Radiator.

Bedroom

Window to rear. Radiator

WC

Wc. Wash hand basin. Tiled walls. Window to side.

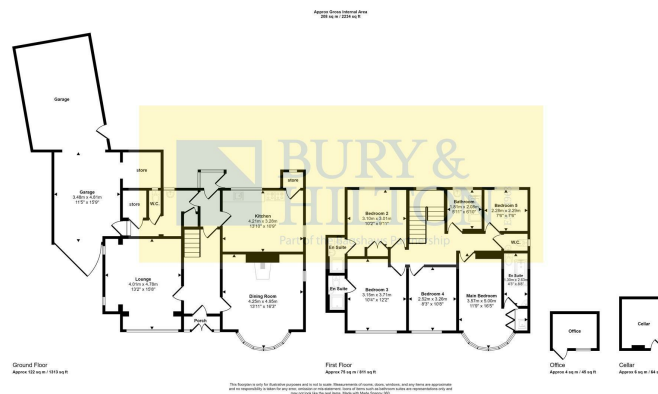
Outside

Externally the property has driveway parking leading to the garage, to the front of the property there is a large garden laid with slate with boarders and pathway. Gated access leading to the rear garden. The rear garden is laid with both patio and decking with steps leading to a further garden over looking the river Goyt and waterfall. There is a further outdoor shed currently used as a home office with power and lighting.

LEASEHOLD- 900 year lease granted 1926. rent £10.15s per annum. Please note this property is located on an unadopted road.

HPBC band- D

EPC- E



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		

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.



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