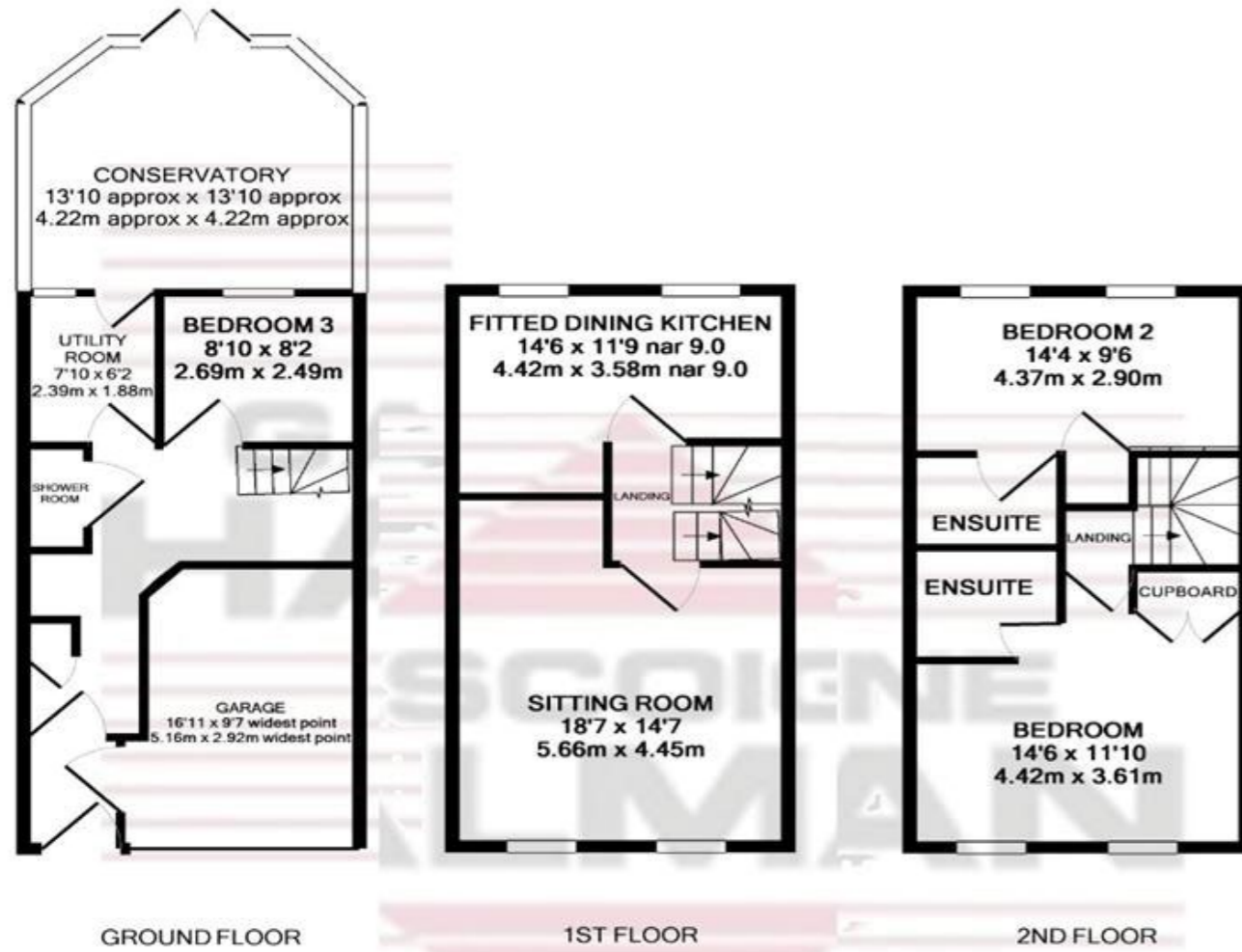


8 MEVRIL SPRINGS WAY

Whaley Bridge

£269,500



Measurements are approximate. Not to scale. Illustrative purposes only
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NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Whaley Bridge

15, Market Street, Whaley Bridge SK23 7AA

01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A modern built THREE STOREY Town House situated in a quiet cul-de-sac location within a small development close to the popular Town of Whaley Bridge. Offering excellent BRIGHT SPACIOUS ACCOMMODATION with THREE bedrooms, THREE bath/shower rooms and the benefit of a spacious CONSERVATORY. Gardens to the front and rear, DRIVEWAY AND GARAGE.

- MODERN TOWN HOUSE PROPERTY SITUATED WITHIN A POPULAR DEVELOPMENT
- ACCOMMODATION OVER THREE LEVELS WITH THREE BEDROOMS/TWO EN-SUITES, AND SHOWER ROOM
- DRIVEWAY AND INTEGRATED GARAGE AND GARDEN TO REAR

- LARGE SITTING ROOM PLUS A SPACIOUS CONSERVATORY
- FITTED KITCHEN WITH DINING AREA
- CLOSE TO SHOPS, CAFES, SCHOOLS AND RAIL LINKS TO MANCHESTER

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This modern built three storey town house which is situated within a quiet cul-de-sac location on a small popular development close to the town of Whaley Bridge which offers excellent amenities, schools, Peak Forest Canal and rail links into Manchester and beyond.

The accommodation provides an entrance vestibule with integral access to the garage, reception hallway, shower room, utility room, bright spacious conservatory and a bedroom/office. The first floor upper level has a spacious sitting room and a fitted kitchen with dining area. The second floor level has one double bedroom with an en-suite bathroom and a further double bedroom with an en-suite shower room. There is also lots of spacious loft storage. The property has double glazing and is warmed by gas central heating. Outside the property has a driveway to the front which leads to a single garage. The rear garden is enclosed by fencing, flagged terrace, herbaceous borders and an artificial grassed garden area.

LOCATION

Set amid the rolling hills of the beautiful Peak District, Whaley Bridge is an ideal location situated in the picturesque Goyt Valley it is within close proximity to the beautiful Fernilee and Errwood reservoirs with the Peak Forest Canal at its heart. The town has a good selection of shops, public houses and restaurants. There are good commuter links to Manchester and the surrounding towns, by both rail and bus.

DIRECTIONS

SAT NAV: SK23 7GZ

TENURE

LEASEHOLD- 890 years from 1 January 2002. Current ground rent £75 per annum and current service charge £138.50 per annum. This information has been provided by the seller and is for guidance purposes only.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

HIGH PEAK BOROUGH COUNCIL BAND: C

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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GASCOIGNE HALMAN