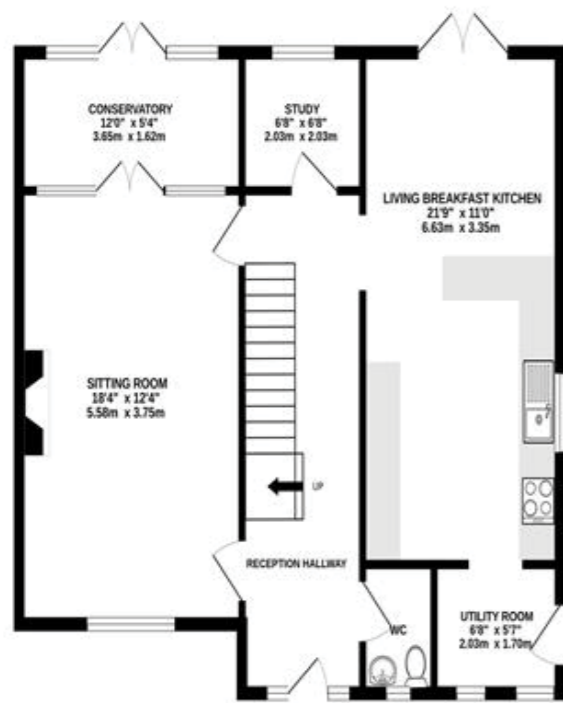
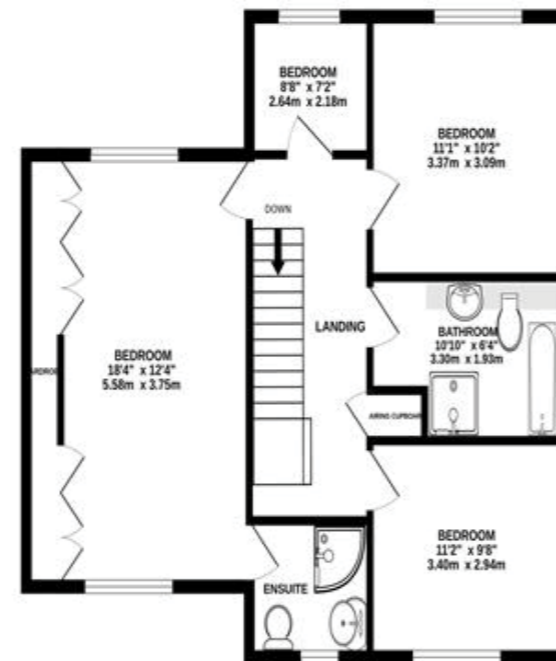


3 CHURCH BANK
 Whaley Lane, Whaley Bridge
£520,000

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023



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



A BRIGHT SPACIOUS MODERN DETACHED HOME which has recently been UPGRADED to provide BRIGHT SPACIOUS LIVING. The property has a PRIVATE CUL DE SAC LOCATION which is a short distance from the popular town of WHALEY BRIDGE with shops, cafes, Peak Forest Canal and frequent RAIL LINKS. The property has OPEN PLAN LIVING AND KITCHEN AREAS, FOUR BEDROOMS and two bathrooms. DRIVEWAY, DOUBLE GARAGE and GARDENS.

GASCOIGNE HALMAN

- MODERN DETACHED HOME WITH RECENT UPGRADES
- WELL MAINTAINED AND PRESENTED
- SMALL PRIVATE CUL DE SAC LOCATION
- BRIGHT SPACIOUS CONTEMPORARY OPEN PLAN LIVING/BREAKFAST/KITCHEN

- TWO FURTHER RECEPTION ROOMS AND A CONSERVATORY
- UTILITY AND CLOAKS/WC
- FOUR BEDROOMS, EN-SUITE AND A FAMILY BATHROOM
- GARDENS, DRIVEWAY AND A DETACHED DOUBLE GARAGE

£520,000

3 CHURCH BANK
Whaley Lane, Whaley Bridge



A BRIGHT SPACIOUS MODERN DETACHED HOME which has recently been UPGRADED to provide BRIGHT SPACIOUS LIVING. The property has a PRIVATE CUL DE SAC LOCATION which is a short distance from the popular town of WHALEY BRIDGE with shops, cafes, Peak Forest Canal and frequent RAIL LINKS. The property has OPEN PLAN LIVING AND KITCHEN AREAS, FOUR BEDROOMS and two bathrooms. DRIVEWAY, DOUBLE GARAGE and GARDENS. Church Bank is a delightful home which has had the privilege of more recent upgrades and has a tucked away location within a small select cul de sac with only four individual properties. Built around 1989 this substantial

detached home will delight any potential buyer looking for modern coupled with contemporary living. Having double glazing and gas central heating the property offers a storm porch, cloaks/wc., reception hallway with a double opening to a newly fitted living/breakfast /kitchen with double doors out to the garden, utility room, office/study room and a spacious sitting room with access to a conservatory area. . The upper floor landing takes your to four good sized bedrooms, the main bedroom having en-suite facilities and fitted furniture plus there is a family bathroom. Outside the front has a small number of steps leading to the front door, double width driveway that leads to the double detached garage and either side of the property leads to the enclosed rear

garden which is mainly laid to lawn incorporating a decked sun terrace. This truly is a lovely bright home and should be viewed to be fully appreciated.

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 7RZ

TENURE

FREEHOLD - This is for guidance purposes only and has been provided by the seller

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 E

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

GASCOIGNE HALMAN