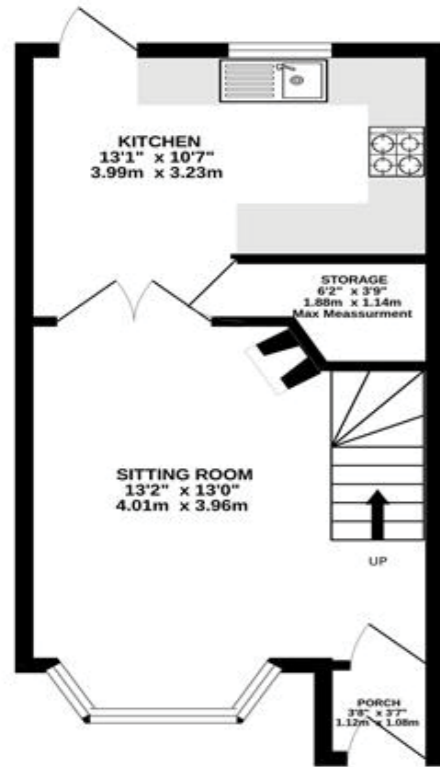


24 WOODBROOK

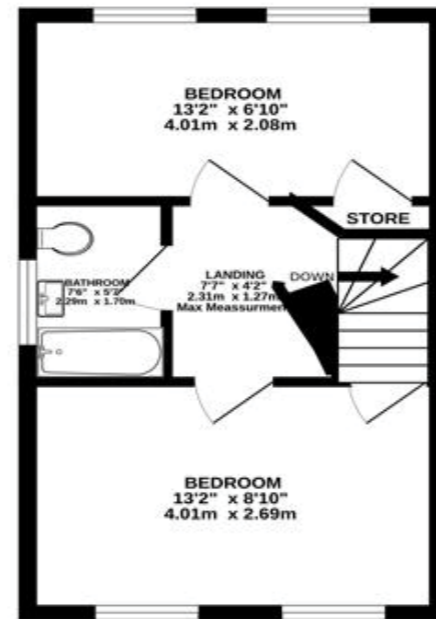
Whaley Bridge

£245,000

GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 632 sq.ft. (58.7 sq.m.) approx.
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



A WONDERFUL modern style TWO BEDROOM SEMI DETACHED HOME offering pleasant accommodation and the pleasure of a CORNER PLOT including a lovely ENCLOSED GARDEN. The property is located within a small CUL DE SAC and popular DEVELOPMENT which is very close to the TOWN and it's amenities with RAIL LINKS.

GASCOIGNE HALMAN

- MODERN STYLE SEMI DETACHED HOME
- LOCATED WITHIN A SMALL POPULAR DEVELOPMENT CLOSE TO THE TOWN
- SHORT DISTANCE TO SHOPS, CAFES, SCHOOL, CANAL AND RAIL LINKS
- SITTING ROOM AND FITTED DINING KITCHEN

- TWO EXCELLENT BEDROOMS AND A BATHROOM
- CORNER PLOT POSITION WITH GARDENS FRONT, SIDE AND REAR
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- VIEWING RECOMMENDED

£245,000

24 WOODBROOK

Whaley Bridge



DESCRIPTION

This nicely presented home which is located within the picturesque Woodbrook Development close to the town offers excellent bright living and bedroom spaces. This particular property has a corner position plus an enclosed south facing garden. Woodbrook is a great location if you are wishing to walk into the town's amenities which are comprehensive with shops, cafes, schools, public transport links and the pretty meandering Peak Forest Canal providing lots of countryside walks. Built in the late 80's the accommodation provides a reception porch, sitting room with staircase to the first floor and a fitted dining kitchen.

The first floor landing area leads to two good sized bedrooms and a bathroom. The property benefits from double glazing and gas central heating. Outside there is a garden area to the front, side and rear of the property. The rear of the property is enclosed and has a flagged seating 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 7NT

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 C

VIEWING

Viewing strictly by appointment through the Agents.

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



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