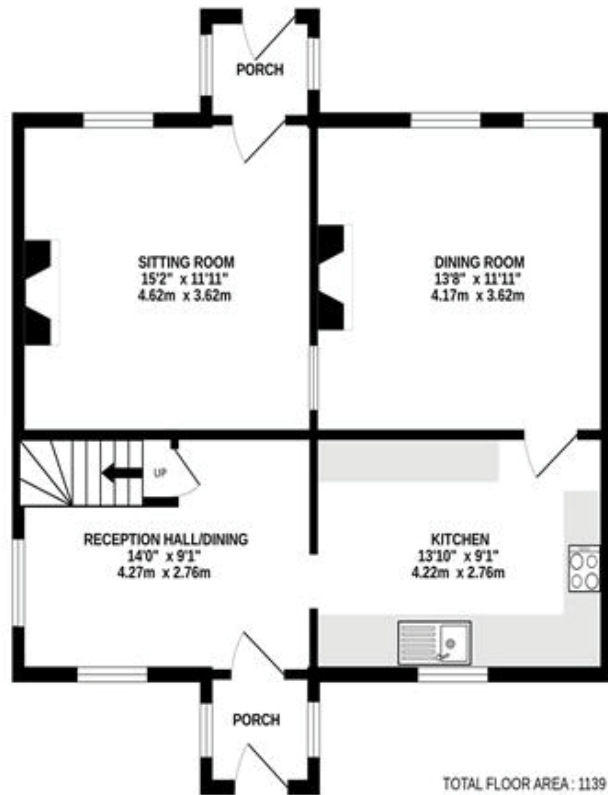
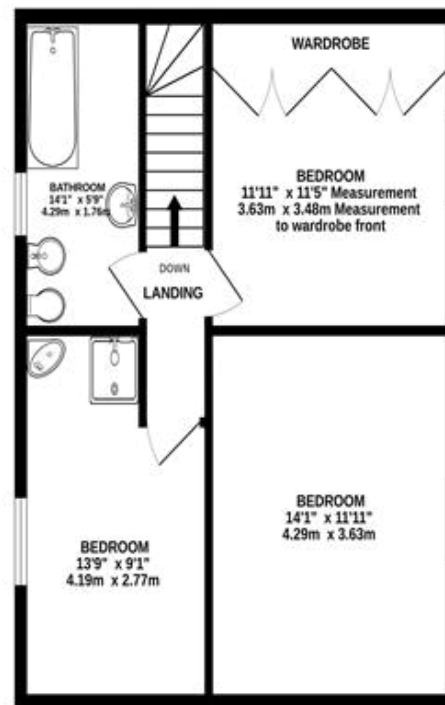


**7-8 CANAL COTTAGES**  
 Buxworth  
**OFFERS IN EXCESS OF**  
**£320,000**

**GROUND FLOOR**  
 610 sq.ft. (56.7 sq.m.) approx.



**1ST FLOOR**  
 529 sq.ft. (49.1 sq.m.) approx.



**TOTAL FLOOR AREA: 1139 sq.ft. (105.8 sq.m.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix ©2024



**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@gascoignealman.co.uk

gascoignealman.co.uk



**\*\*\* VIEWING ADVISED \*\*\***  
 A bright spacious DOUBLE FRONTED STONE END COTTAGE located within a PICTURESQUE BACKWATER CANAL SIDE LOCATION which has recently had some upgrading works. The cottage offers exceptional accommodation including TWO/THREE RECEPTION ROOMS, NEWLY FITTED KITCHEN and THREE BEDROOMS. Externally the cottage offers GARDENS and PARKING.

**GASCOIGNE HALMAN**



- STONE DOUBLE FRONTED END COTTAGE
- UNIQUE AND PICTURESQUE CANAL SIDE LOCATION
- RECENTLY HAD SOME UPGRADING WORKS

- TWO/THREE RECEPTION ROOMS PLUS SPACIOUS NEWLY FITTED KITCHEN
- THREE DOUBLE BEDROOMS AND A BATHROOM
- COMMUNAL GARDENS, PRIVATE GARDEN AND PARKING

**OFFERS IN EXCESS OF  
£320,000**

**7-8 CANAL COTTAGES**

Buxworth



**DESCRIPTION**

Originally believed to be two cottages this home offers exceptional spacious and bedroom accommodation. This end of stone cottage is located in a picturesque and unique one off location set back from the tow path of the Peak Forest Canal.

The walled garden to the front leads through a door into a reception/dining/study, sitting room with feature fireplace, dining room and fitted kitchen. The upper floor offers three double bedrooms and a large bathroom.

Externally the property offers some shared areas including parking and a private garden plus there are stone storage outbuildings.

The attractive location of this cottage is close to the town of Whaley Bridge and the village of Chinley both with shops, cafes and frequent rail links into Manchester and beyond. This is truly a unique cottage which should be viewed.

**LOCATION**

Set amid the rolling hills of the beautiful Peak District, Buxworth is an ideal village location situated close to the picturesque Goyt Valley and it is within close proximity to the beautiful Fernilee and Errwood reservoirs with the Peak Forest Canal at its heart. There are shops, public houses, cafes and restaurants close by and walks from the door step. There are good commuter links to Manchester and the surrounding towns, by both rail and bus from Whaley Bridge and Chinley village.

**DIRECTIONS**  
SAT NAV SK23 7NF

**TENURE**

**FREEHOLD** - This information 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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