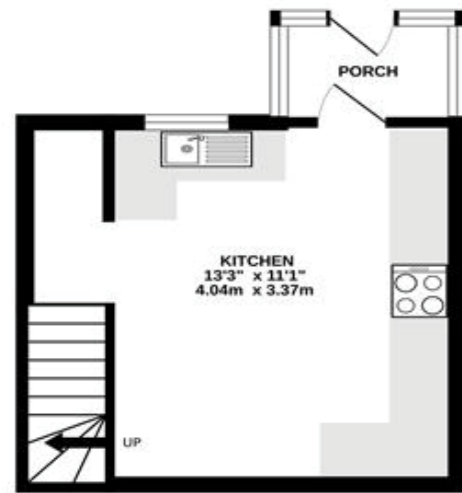


11 BUXTON ROAD

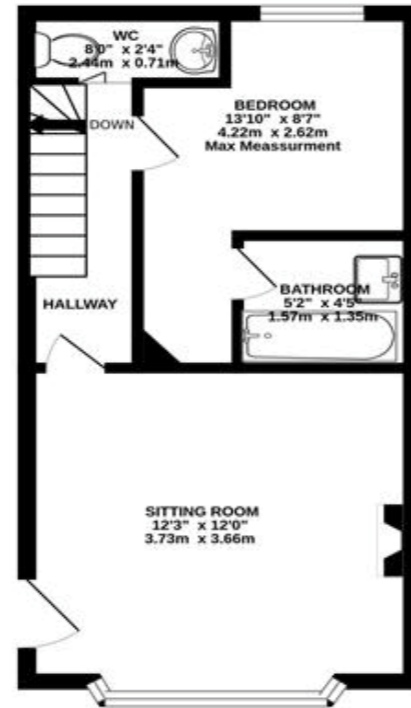
Whaley Bridge

£159,000

LOWER GROUND FLOOR
204 sq.ft. (18.9 sq.m.) approx.



GROUND FLOOR
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 504 sq.ft. (46.8 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@gascoignealman.co.uk

gascoignealman.co.uk



GASCOIGNE HALMAN

A GROUND FLOOR FLAT which is part of a stone converted house and offers accommodation over two levels. The Flat has bright spacious living including A DINING KITCHEN and ONE BEDROOM. The flat has a central Town location minutes to shops, cafes and excellent TRAIN LINKS to Manchester.

- CONVERTED GROUND AND LOWER GROUND FLOOR FLAT
- CONVENIENT AND POPULAR LOCATION
- GARDEN AREA OVER LOOKING THE RIVER GOYT

- BAY FRONTED SITTING ROOM AND SPACIOUS FITTED DINING KITCHEN
- ONE DOUBLE BEDROOM, BATHROOM, SEPARATE W/C
- GARDEN/WALLED FRONTED SET BACK FROM THE ROAD

£159,000

11 BUXTON ROAD

Whaley Bridge



DESCRIPTION

This ground floor Flat which has accommodation over the ground and lower ground floors is surprisingly spacious and benefits from majority double glazing and gas central heating. The accommodation provides a communal entrance which then leads to a private entrance offering a bay fronted sitting room, inner hallway to a double bedroom with en-suite bathroom and a separate WC. The stairs takes you to the lower ground floor which provides a bright spacious fitted dining kitchen, understairs store/boiler area and an access door/rear porch to the private enclosed garden which overlooks the River Goyt.

The location is extremely convenient offering a short walk into the town which has comprehensive shopping facilities, cafes, restaurants, Peak Forest Canal and frequent bus and train links to major towns and cities.

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 7HT

TENURE

LEASEHOLD - 999 years from October 1870 - 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 A

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN