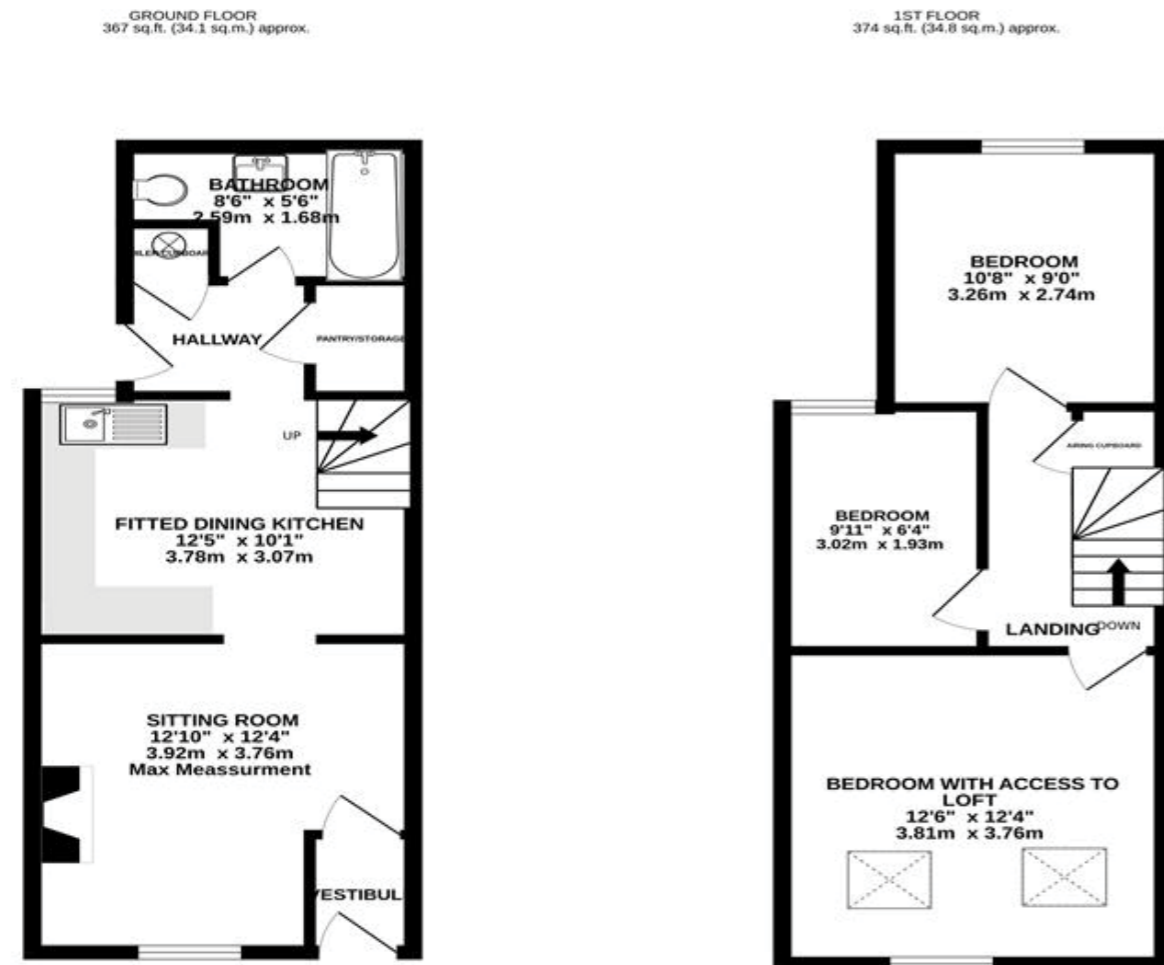


95 BINGS ROADE
Whaley Bridg
£265,000



TOTAL FLOOR AREA: 742 sq.ft. (68.9 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



An attractive EXTENDED slightly elevated stone period terrace COTTAGE which has a privileged SEMI RURAL location with PANORAMIC VIEWS yet within easy reach of the town with many amenities plus RAIL LINKS and BUS LINKS DIRECT to the Airport.

The cottage offers excellent character accommodation and THREE BEDROOMS.

Externally there are excellent outdoor spaces to both the front and rear plus the potential to purchase a GARAGE which is available by separate negotiation.

GASCOIGNE HALMAN

- A PERIOD EXTENDED STONE TERRACE COTTAGE WITH CHARACTER
- SEMI RURAL SLIGHTLY ELEVATED SETTING WITH PANORAMIC COUNTRYSIDE VIEWS
- SITTING ROOM AND FITTED DINING KITCHEN
- REAR HALLWAY, BOILER CUPBOARD AND LAUNDRY/PANTRY/STORAGE PLUS A BATHROOM

- THREE BEDROOMS AND A BATHROOM
- COTTAGE STYLE GARDEN AREAS TO BOTH THE FRONT AND REAR WITH VIEWS
- THE TOWN HAS EXCELLENT AMENITIES AND PUBLIC TRANSPORT LINKS
- GARAGE AND OFF ROAD PARKING LOCATED CLOSE BY AVAILABLE TO PURCHASE BY SEPARATE NEGOTIATION

£265,000

95 BINGS ROAD

Whaley Bridge



DESCRIPTION

This slightly elevated stone terrace cottage Built Circa 1867 and extended prior to 1979 is located within a small row of attractive cottages within a sought after and popular location above the town of Whaley Bridge. Although the cottage has a rural setting with panoramic scenery it is only a short distance by a surfaced pathway down to the town which provides comprehensive amenities including shops, cafes, schools, Peak Forest Canal, countryside walks from the doorstep and frequent rail links to Manchester and a direct bus route to Manchester International Airport. The accommodation has gas central heating complimented by double glazing

and provides an entrance vestibule, sitting room with feature fire place incorporating a multi fuel stove, fitted dining kitchen which can seat six, rear hallway with access to the garden, boiler cupboard, a large laundry pantry/storage area and a bathroom. The first floor landing leads to two double bedrooms and a single bedroom. The main bedroom has a vaulted ceiling with roof lights. Throughout the property there are cottage features including exposed stone walls and beams. There is the availability of purchasing a garage and driveway which is located a short walk from the property. This would be by separate negotiation to the house price. Externally to the front of the property there is a gravelled path with borders and hedging, seating area with beautiful views,

pathway and steps that lead to the front door. The rear garden is enclosed by fencing, terrace area and steps that take you to a gravelled bed with flowering borders and a large seating/entertaining patio with views.

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 and close to the Spa Town of Buxton. 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 7ND

TENURE

FREEHOLD - Please note that the Title is not currently registered at the Land Registry

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 B

VIEWING

Viewing strictly by appointment through the Agents.

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



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