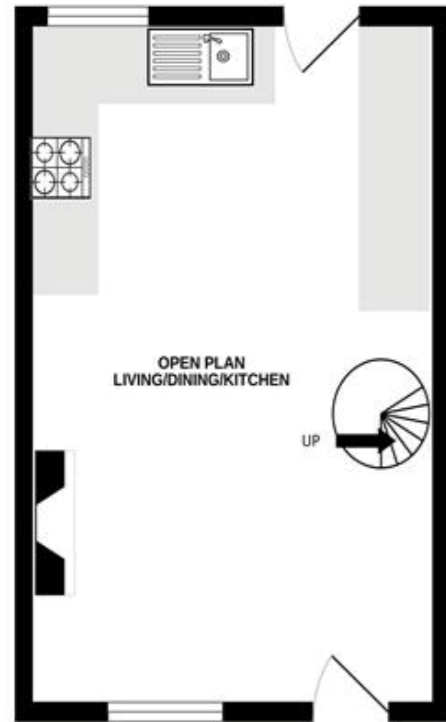


77 BINGS ROAD

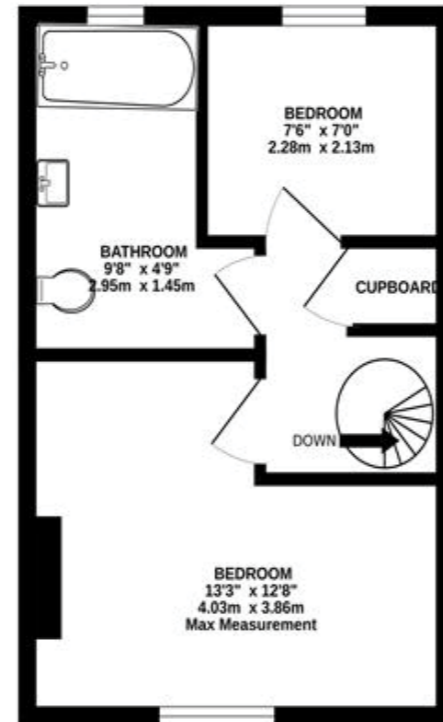
Whaley Bridge

£254,500

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metroplan ©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@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A stunning **STONE TERRACE COUNTRY COTTAGE** set in a sought after **SEMI RURAL** picturesque location with **PANORAMIC VIEWS**. Beautifully presented throughout with cottage features, **OPEN PLAN MODERN LIVING**, **TWO BEDROOMS** and gardens/covered **BBQ area**. Close to the Town with amenities and public transport links.

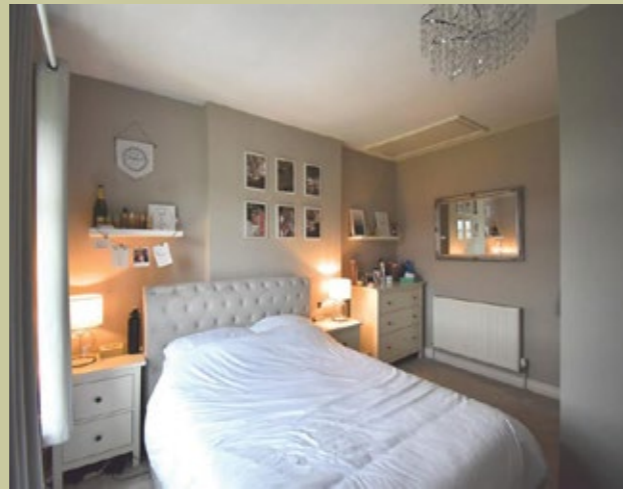
- BEAUTIFULLY PRESENTED STONE COTTAGE
- OPEN PLAN LIVING/DINING/FITTED KITCHEN
- SEMI RURAL PICTURESQUE LOCATION YET CLOSE TO THE TOWN

- COTTAGE GARDENS TO THE FRONT AND REAR WITH VIEWS PLUS A COVERED BBQ AREA
- TWO BEDROOMS AND A BATHROOM
- VIEWING HIGHLY RECOMMENDED

£254,500

77 BINGS ROAD

Whaley Bridge



DESCRIPTION

Situated in a slightly elevated position above and overlooking the town of Whaley Bridge is this delightful stone mid terraced cottage. This cottage is presented to the highest of standards and provides cosy open plan impressive living and kitchen space with a feature stone fireplace with wood burning stove. This cottage has a sought after semi rural location although it only/bus a short distance to the amenities and rail links of Whaley Bridge. The property is warmed by gas central heating which is complimented by a wood burning stove and double glazing. As you enter the cottage you come into a large open plan living/dining/kitchen with a feature

spiral staircase. To the first floor there are two bedrooms and a fitted contemporary bathroom. Outside there is a pretty cottage garden to the front with panoramic views and the rear has a covered entertaining/BBQ area and steps that lead to two further tiered garden areas with views. Whaley Bridge has excellent day to day shopping facilities including a Tesco, schools, cafes, Peak Forest Canal 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 7ND

TENURE

LEASEHOLD - 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 B

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

GASCOIGNE HALMAN