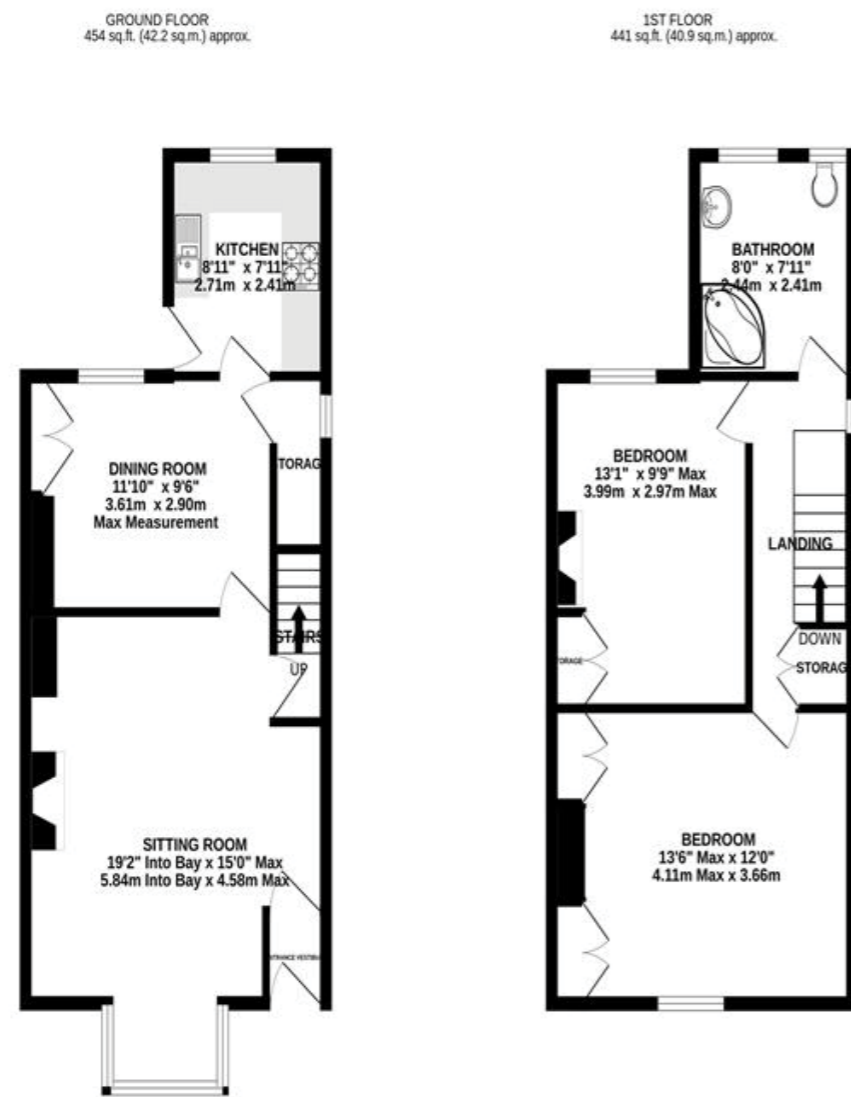


8 ROCK BANK
Whaley Bridge
£275,000



TOTAL FLOOR AREA: 895 sq.ft. (83.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metrage (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



AN ATTRACTIVE STONE END TERRACE PROPERTY BUILT CIRCA 1870 which offers bright spacious EXTENDED accommodation and a DELIGHTFUL SOUGHT AFTER LOCATION with VIEWS TO THE FRONT AND REAR and the benefit of being walkable to the popular Town with shops, cafes, bus and rail links. Offering TWO RECEPTION ROOMS PLUS A FITTED KITCHEN, TWO BEDROOMS and the potential to create a loft conversion (subject to Building Regulations Approval). There are cottage gardens to both the front and rear with views. VIEWING HIGHLY RECOMMENDED.

GASCOIGNE HALMAN

- AN ATTRACTIVE STONE END OF TERRACE
- SOUGHT AFTER PICTURESQUE LOCATION WITH VIEWS TO THE FRONT AND REAR
- TWO RECEPTION ROOMS PLUS A FITTED KITCHEN

- TWO DOUBLE BEDROOMS AND A SPACIOUS BATHROOM
- GARDEN AREAS TO BOTH THE FRONT AND REAR WITH COUNTRYSIDE VIEWS
- CLOSE TO THE TOWN WITH GOOD AMENITIES, PEAK FOREST CANAL AND BUS/RAIL LINKS

£275,000

8 ROCK BANK

Whaley Bridge



DESCRIPTION

This spacious stone end terrace cottage which has been extended is located in a sought after picturesque setting with wonderful views to both the front and rear. Properties in this row of cottages rarely come to the market and this particular cottage offers a storm canopy, entrance vestibule, bay fronted sitting room with beautiful feature fireplace/wood burning stove, dining room and a fitted kitchen. The first floor landing area leads to two good sized bedrooms and a bathroom. There is potential to create a loft conversion. The road is un-adopted and is within walking distance of the many shops, cafes, restaurants, canal basin, bus and rail links to

Manchester that this small vibrant town offers. The cottage does have a semi rural feel and aspect but is a 10 to 15 minute walk to the amenities. Outside the property has a planted garden area to the front with views which extends to the side with a pathway and then leads to a good sized tiered rear garden which adjoins open farmland. Viewing is highly recommended.

EPC GRADING: D
COUNCIL TAX BAND: C

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 7LE

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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