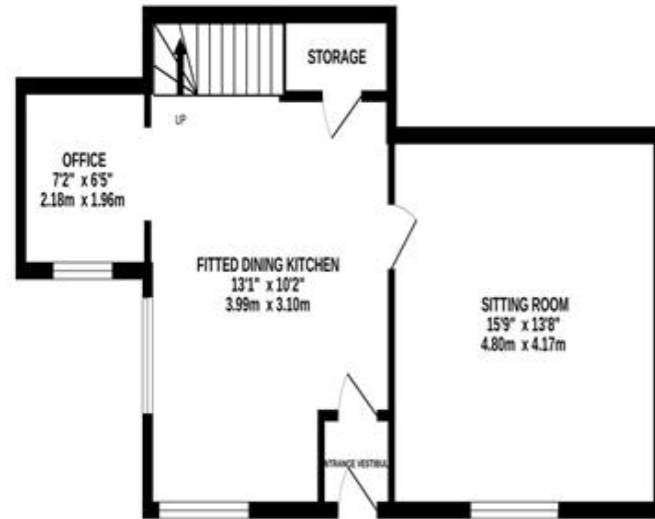
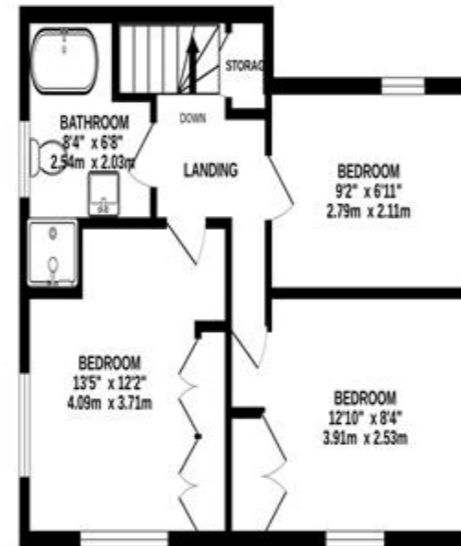


WEIR HOUSE
Wharf Road, Whaley Bridge
£325,000

GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81.5 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 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



*** Viewing Advised ***
A FORMER MILL MANAGERS HOME with beautiful original character and outstanding features. This stone double fronted PROPERTY has nicely presented bright spacious accommodation offering TWO RECEPTION AREAS, DINING KITCHEN and THREE BEDROOMS. Located within a quiet cul de sac backwater on the edge of the town with excellent amenities and BUS/RAIL LINKS. There is an enclosed cottage style garden area to the front and side of the property.
GASCOIGNE HALMAN

- AN ATTRACTIVE DOUBLE FRONTED STONE SEMI DETACHED COTTAGE
- FULL OF CHARM, CHARACTER AND ORIGINAL FEATURES
- POPULAR CUL DE SAC LOCATION CLOSE TO THE TOWN

- TWO RECEPTION ROOMS PLUS FITTED DINING KITCHEN
- THREE GENEROUS BEDROOMS AND A BATHROOM
- COTTAGE STYLE GARDEN AREAS TO THE FRONT AND SIDE

£325,000

WEIR HOUSE

Wharf Road, Whaley Bridge



DESCRIPTION

A stunning and characterful stone semi detached home which has so much original character including exposed stone walls, decorative stained and leaded features to the entrance and stone flagged floor. This home will certainly delight any potential buyers with its charm and character and the perfect location for walking into the town. Having double glazing complimented by gas central heating with some Victorian style radiators the accommodation provides an attractive entrance vestibule with impressive stained glass windows, fitted kitchen/dining room with stone flagged floor, office/snug room and a sitting room with multi fuel stove and a large picture window.

The first floor landing area leads to three very generous bedrooms and a bathroom with shower cubicle and bath with an attractive exposed stone wall. Externally the property is entered by a gated garden area which is flagged for ease of maintenance and extends to the side of the property. The popular town is a short walk away and offers shops, cafes, restaurants, Peak Forest Canal, school and frequent bus and rail links to major towns and cities including Manchester Airport. It is a great location for outdoor pursuits including walks and cycling.

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 7BJ

TENURE

LEASEHOLD - 999 years from 1st January 1995 - 970 years remaining - ground rent £25.00

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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GASCOIGNE HALMAN