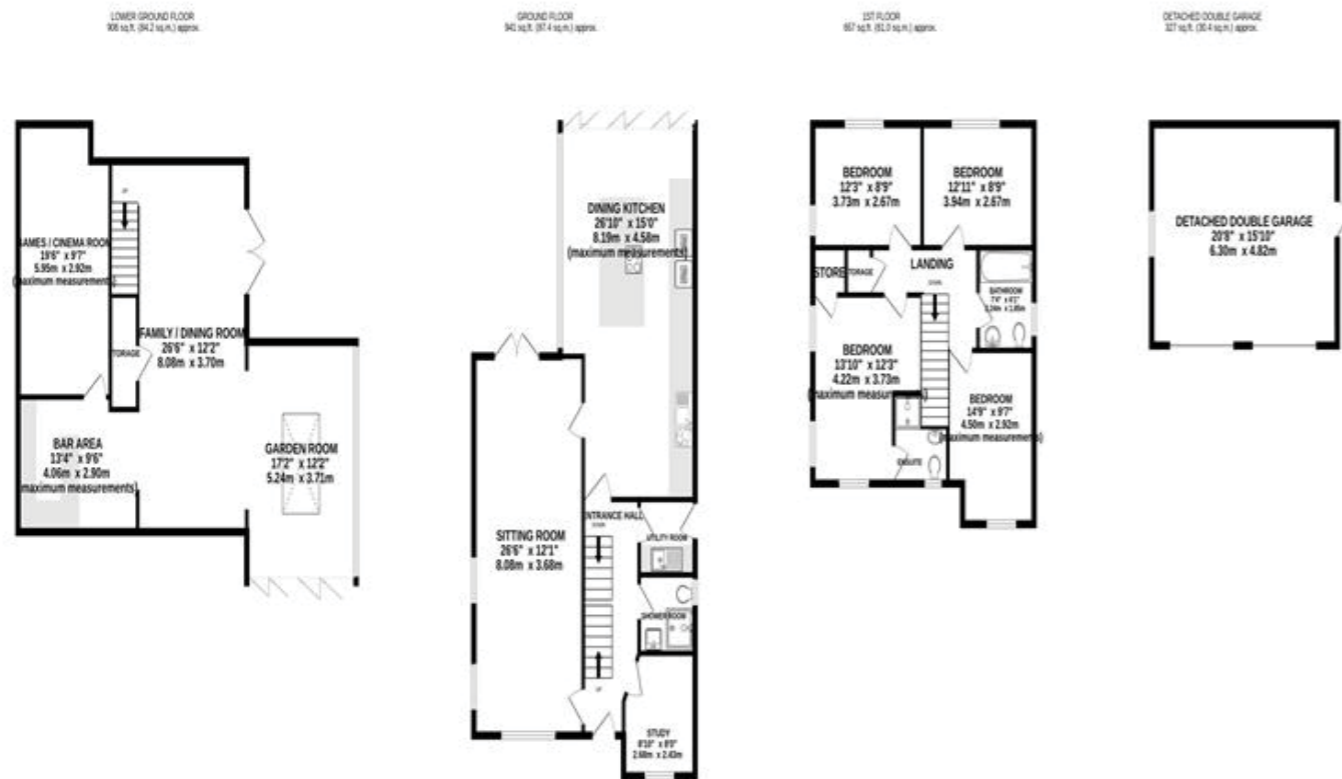


**22 COTTON CLOSE**

Whaley Bridge

**£625,000**



TOTAL FLOOR AREA: 2831 sq.ft. (263.0 sq.m.) approx.  
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



A DECEPTIVELY SPACIOUS modern detached home offering over 2,800 sq ft of flexible CONTEMPORARY LIVING over three levels. There are large GENEROUSLY PROPORTIONED rooms, 26ft LIVING/DINING.KITCHEN plus SITTING ROOM, GAMES ROOM, FAMILY/GARDEN ROOM. and FOUR bedrooms/THREE bathrooms. Located within a cul de sac just on the outskirts of the town with rail links. Outside has GARDENS, SUN TERRACES, DRIVEWAY AND DOUBLE DETACHED GARAGE

**GASCOIGNE HALMAN**



- A SURPRISINGLY SPACIOUS INDIVIDUAL DETACHED HOUSE
- BUILT 2001 WITH MORE RECENT SPACIOUS EXTENSIONS
- THREE RECEPTION ROOMS, OFFICE AND LIVING/ DINING/FITTED KITCHEN
- CONTEMPORARY ACCOMMODATION WITH LOTS OF FLOOR TO CEILING GLASS FEATURES

- FLEXIBLE ACCOMMODATION OVER THREE LEVELS
- FOUR BEDROOMS AND TWO BATHROOMS
- DOUBLE WIDTH DRIVEWAY AND DOUBLE GARAGE
- WRAP AROUND ENCLOSED LAWN GARDENS WITH AN OPEN ASPECT

**£625,000**

**22 COTTON CLOSE**

Whaley Bridge



**DESCRIPTION**

This modern detached home will surprise any potential buyer looking for a spacious and flexible home. Located at the end of a quiet cul de sac this property has an imposing appearance with gardens to three sides offering some open aspects. The accommodation provides to the ground floor, reception hallway, shower room, utility room, Office/study, large contemporary living/dining/ kitchen with bi-folds and spacious breakfast bar island plus a sitting room. The lower ground floor has a spacious open plan family dining / garden room with feature bar/ entertaining area plus a games room.

The first floor has a landing with access to four bedrooms, main bedroom having an en-suite shower room plus there is an additional family bathroom. The property is approached via a driveway which has parking for multiple cars plus a double detached garage. The gardens wrap around three sides of the property with an open aspect and there are various sun terraces. Whaley Bridge town is a short distance away with shops, cafes, Peak Forest Canal and frequent rail links into Manchester and beyond.

**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 7GG

**TENURE**

LEASEHOLD - 999 years from 1st January 2001- 976 years remaining from 2024 - Current Ground Rent £200.00 per annum. This information is given as a guide and its accuracy should be checked by your legal representative.

**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 F

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**