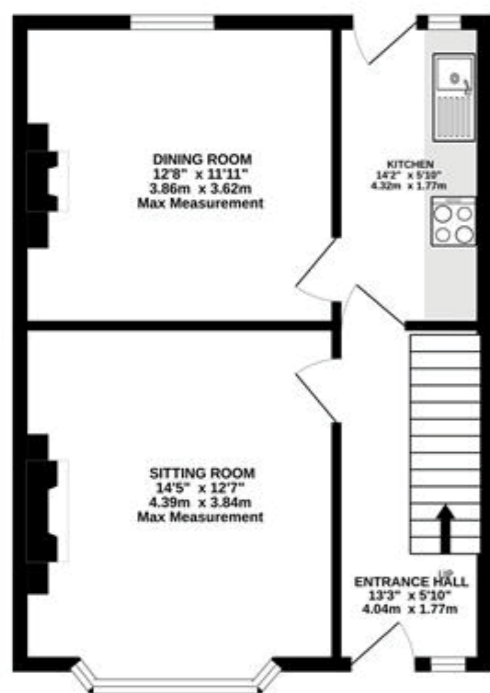
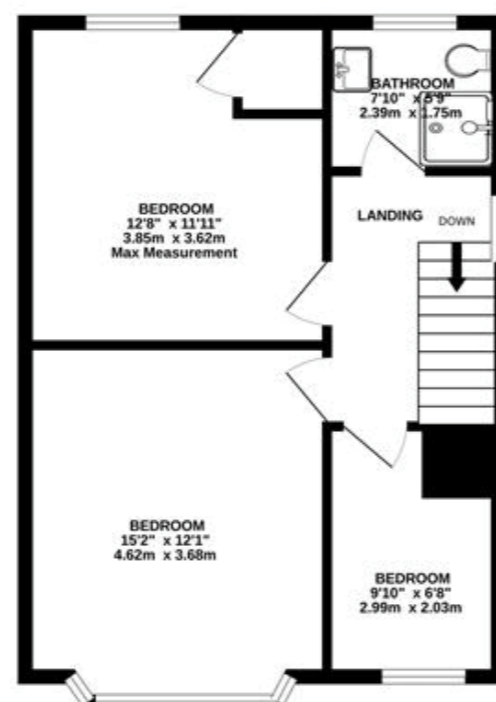


1 FORGE ROAD
Whaley Bridge
£285,000

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 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



A traditional END PROPERTY well maintained and presented that would benefit from some upgrading. It offers excellent BRIGHT SPACIOUS LIVING spaces plus kitchen and THREE BEDROOMS. The property offers good off road parking facilities and a rear enclosed garden. The location is close to the popular town with excellent amenities and rail links.

GASCOIGNE HALMAN

- AN END TRADITIONAL STYLE HOME
- WELL MAINTAINED BUT WOULD BENEFIT FROM SOME UPGRADING
- A SHORT DISTANCE TO THE TOWN WITH EXCELLENT AMENITIES AND PUBLIC TRANSPORT LINKS
- TWO RECEPTION ROOMS PLUS FITTED KITCHEN

- THE SITTING ROOM HAS A BAY FRONTAGE
- THREE BEDROOMS AND A RE-FITTED SHOWER ROOM
- ENCLOSED GARDEN TO THE REAR
- HARD STANDING PARKING TO THE FRONT OF THE PROPERTY FOR APPROX FOUR CARS

£285,000

1 FORGE ROAD

Whaley Bridge



DESCRIPTION

This end property offers great scope to create your own style and decor although the current owners have nicely maintained this home. The property is warmed by gas central heating and the accommodation provides a reception hallway, bay fronted sitting room, dining room and a fitted kitchen. The first floor landing leads to two double bedrooms and a further single bedroom. There is a re-fitted and modern shower room. Externally to the front there is a double width hard standing for off road parking of approx four cars and the pathway at the side of the property leads to a good sized enclosed lawn garden. The adjoining property does have a right of access through the

rear of this property. The property is located a short distance from the popular town which offers good day to day shopping facilities, cafes, Peak Forest Canal at it's heart, bus links to Manchester International Airport and frequent rail links to 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 7HY

TENURE

High Peak Borough Council - BAND C
SERVICES (NOT TESTED)
Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Leasehold 900 years from 1926 - 802 years remaining

VIEWING

Viewing strictly by appointment through the Agents

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



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GASCOIGNE HALMAN