

TOTAL FLOOR AREA: 1222 sq.ft. (113.5 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 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**

Situated within a CORNER PLOT surrounded and enclosed by an attractive stone wall is this modern CROSBY DETACHED HOME. This home provides TWO RECEPTION ROOMS plus a kitchen and FOUR BEDROOMS, en-suite and further bathroom. Externally there are garden areas to the FRONT, SIDE AND REAR, TWO DRIVEWAYS and a DETACHED GARAGE. Located a short distance to the town with excellent amenities and PUBLIC TRANSPORT LINKS.



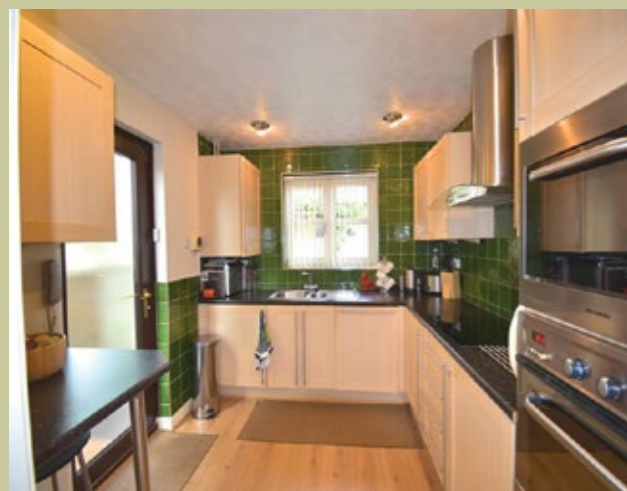
- CORNER PLOT DETACHED HOME BUILT BY CROSBY HOMES
- LOCATED CLOSE TO THE POPULAR TOWN WITH GOOD DAY TO DAY FACILITIES AND RAIL LINKS
- TWO SPACIOUS RECEPTION ROOMS PLUS A FITTED KITCHEN

- FOUR BEDROOMS, EN-SUITE AND A FAMILY BATHROOM
- AN ATTRACTIVE WALLED REAR GARDEN WITH SUN TERRACE
- TWO DRIVEWAYS FOR OFF ROAD PARKING AND A DETACHED SINGLE GARAGE

**£425,000**

**26 MERESIDE GARDENS**

Whaley Bridge



**DESCRIPTION**

This delightful detached home was built by Crosby Homes which is a popular and nicely presented small select development which has close access to the comprehensive amenities and transport links of Whaley Bridge. Having an attractive position on this development which offers gardens to the front side and rear plus the privilege of two driveways, one at the rear of the property with a garage and a further driveway to the front of the property therefore offering excellent parking facilities. There is an attractive curved outer stone wall which has been built to surround the rear garden. This home has double glazing, gas central heating and has recently had

UPVC cladding/guttering installed. The accommodation of this home provides a storm porch, reception hallway, cloaks/wc, spacious sitting room with feature fireplace, separate dining room with double opening glazed doors overlooking the garden/patio and a fitted kitchen. The first floor landing leads you to four bedrooms the main bedroom has en-suite facilities plus there is a family bathroom. The exterior of the property provides planted garden areas to the front side and rear. The rear garden is nice and privately enclosed and is laid to lawn with pebbled insets, flowering borders, decking areas including a sun terrace which is accessed from the dining room. The parking facilities to this property are excellent as there is a front driveway and a

further side driveway which leads to the detached garage. The location of this detached home is slightly on the outskirts of the town and it offers day to day shops, cafes, restaurants, Peak Forest Canal, two primary schools and many countryside walks.

**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 7SB

**TENURE**

FREEHOLD - 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 E

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**