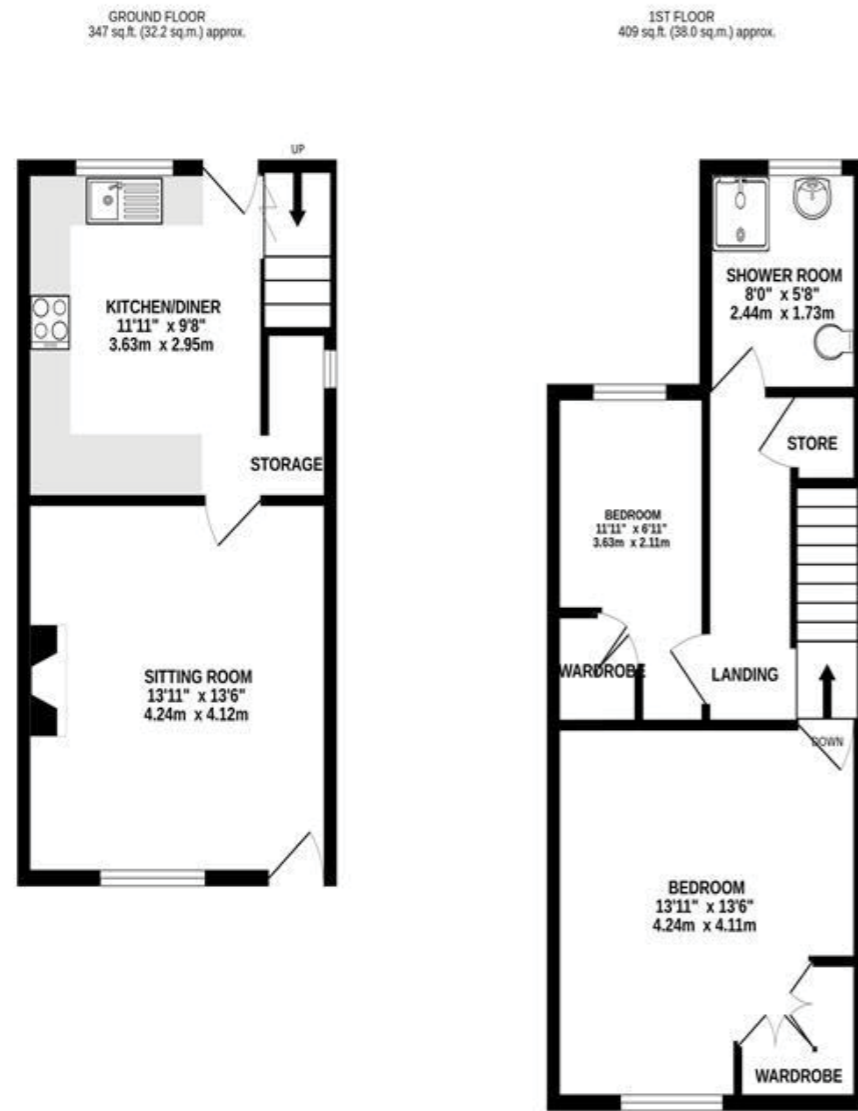


**9 NEW ROAD**  
Whaley Bridge  
**OFFERS OVER**  
**£125,000**



TOTAL FLOOR AREA: 756 sq.ft. (70.2 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Lettopix (2022)



**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

gascoignealman.co.uk



**GASCOIGNE HALMAN**

\*\*\* OFFERS TO BE RECEIVED BY 12.00PM  
 ON 18TH OCTOBER 2024 \*\*\*

A STONE SEMI DETACHED HOME In need of upgrading but offers a great opportunity. The property has TWO BEDROOMS, garden area and a convenient location close to the town with excellent amenities and rail links.

- SLIGHTLY ELEVATED STONE SEMI DETACHED PROPERTY
- REQUIRING MODERNISATION
- CONVENIENT LOCATION JUST ON THE OUTSKIRTS OF THE POPULAR TOWN OFFRING GREAT AMENITIES AND RAIL LINKS

- SITTING ROOM AND FITTED DINING KITCHEN
- TWO BEDROOMS AND A SHOWER ROOM
- FLAGGED TERRACE TO THE FROMT AND GARDEN AREA TO THE REAR

**OFFERS OVER  
£125,000**

**9 NEW ROAD**  
Whaley Bridge



This slightly elevated stone semi detached property which does need some upgrading. The property offers spacious rooms and the possibility of a loft conversion (subject to relevant planning approval). This home is located just on the outskirts of the town which provides great amenities, cafes, rail links and the Peak Forest Canal at it's heart. The accommodation to the ground floor offers a bright sitting room and a fitted dining kitchen. The first floor landing leads to two bedrooms and a shower room which is an extension to the property. Outside there is a flagged terrace to the front and a side pathway which leads to a garden area at the rear.

**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 7JG  
**TENURE**  
FREEHOLD- This information has been provided by the vendor and is for guidance purposes only.  
**SERVICES (NOT TESTED)**  
High Peak Borough Council- Band B  
**LOCAL AUTHORITY**  
Services have not been tested and you are advised to make your own enquiries and/or inspections.  
**VIEWING**  
Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**