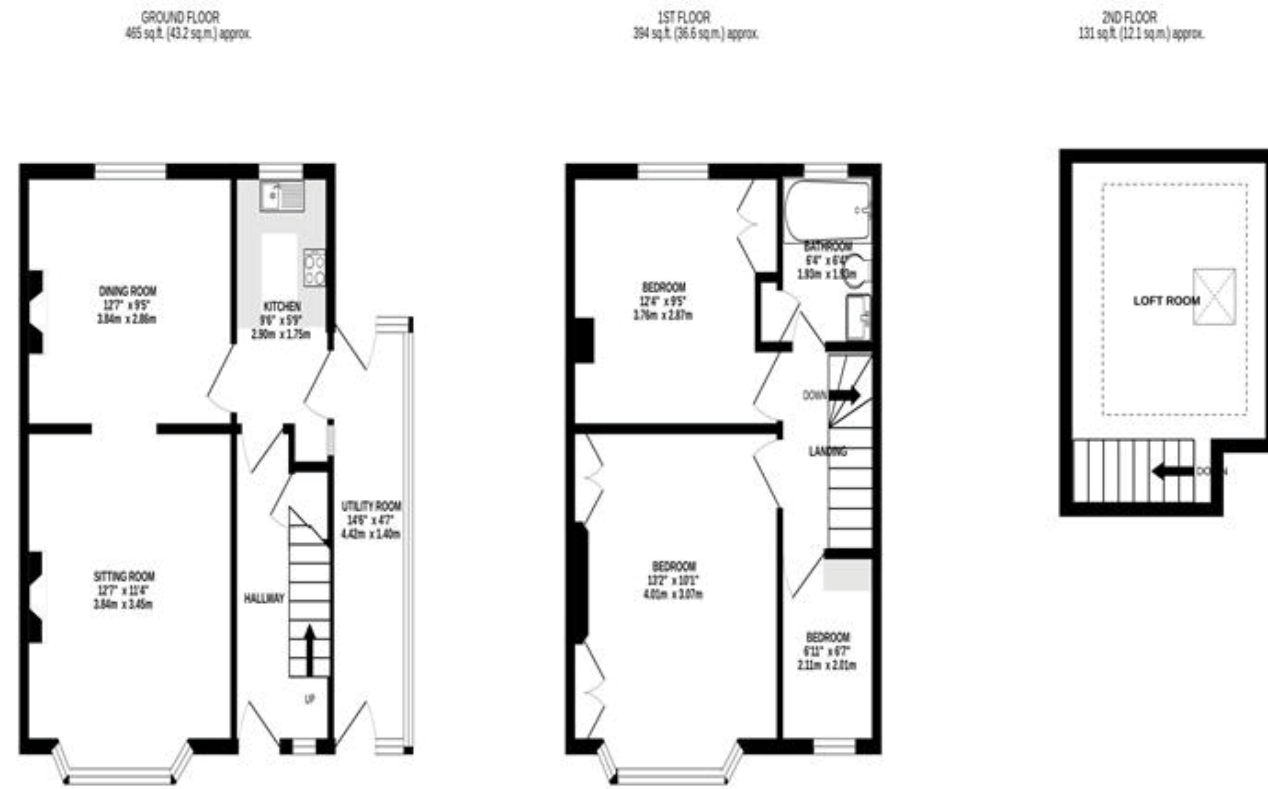
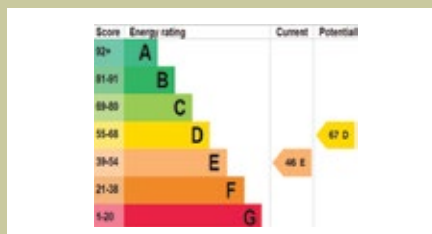


13 ORCHARD AVENUE
Whaley Bridge
OFFERS IN REGION OF
£270,000



TOTAL FLOOR AREA : 990 sq.ft. (91.9 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



GASCOIGNE HALMAN

A TRADITIONAL semi detached home which is located close to the popular town of Whaley Bridge. The property offers BRIGHT LIVING, DINING and KITCHEN SPACES plus THREE BEDROOMS. Located within a cul de sac and has well established GARDENS to both the front and rear, workshop and external under croft. The town has many shops, cafes and excellent RAIL LINKS.

- A TRADITIONAL SEMI DETACHED HOME
- LOCATED CLOSE TO THE TOWN WITH EXCELLENT AMENITIES
- CUL DE SAC LOCATION
- EXCELLENT BRIGHT LIVING AND KITCHEN SPACES
- THREE BEDROOMS AND A SHOWER ROOM

- PART CONVERTED LOFT SPACE
- ENCLOSED GARDENS TO BOTH THE FRONT AND REAR WITH DISTANT VIEWS
- WORKSHOP SHED AND EXTERNAL UNDER CROFT FOR STORAGE

**OFFERS IN REGION OF
£270,000**

13 ORCHARD AVENUE

Whaley Bridge



DESCRIPTION

This traditional semi detached home offers excellent living and bedroom spaces, lovely gardens with distant views and a location which is close to the town offering comprehensive amenities and public transport links. The accommodation provides a reception hallway, fitted Kitchen, dining room which has an opening into the sitting room with feature fireplace and a side porch which offers utility facilities. The first floor landing leads to two double bedrooms and a small single bedroom. Externally the property is approached via a gated and enclosed well established garden incorporating a lawn area, borders, hedging and pathway.

The rear garden has distant views and comprises of two tiers with access to the under croft storage and a large workshop shed.

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 7AH

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 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