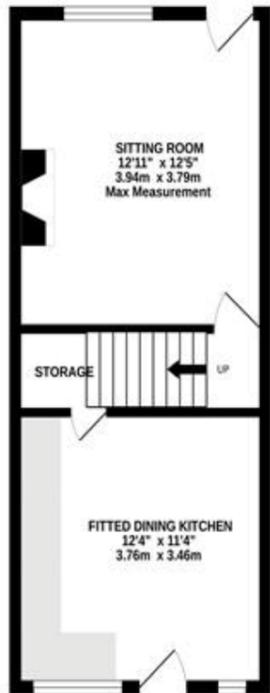


**57 BRIDGEMONT**  
Whaley Bridge  
**£245,000**



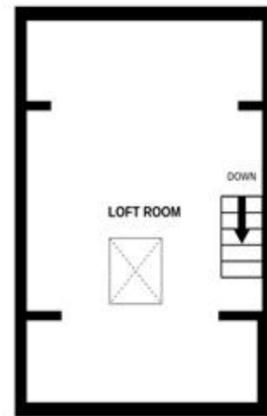
GROUND FLOOR  
339 sq ft. (31.5 sq.m.) approx.



1ST FLOOR  
305 sq ft. (28.1 sq.m.) approx.



2ND FLOOR  
201 sq ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq ft. (81.4 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@gascoignealman.co.uk

gascoignealman.co.uk



**GASCOIGNE HALMAN**

A well presented STONE MID TERRACE offering a UNIQUE location with the REAR GARDEN ADJOINING the PICTURESQUE Peak Forest Canal. The property is well presented throughout and offers good living and kitchen spaces plus TWO BEDROOMS AND LOFT space. There is bay parking to the front and the property offers close access to the popular town of Whaley bridge.

- WONDERFUL STONE MID TERRACE PROPERTY CLOSE TO AMENITIES AND RAIL LINKS
- REAR GARDEN ADJOINING THE PICTURESQUE PEAK FOREST CANAL

- SITTING ROOM WITH WOOD BURNING STOVE
- FITTED DINING KITCHEN WITH VIEWS TO THE REAR
- TWO GOOD SIZED BEDROOMS AND A LOFT ROOM
- VIEWING HIGHLY RECOMMENDED

**£245,000**

**57 BRIDGEMONT**

Whaley Bridge



This is a delightful home and has a very unique and sought after pretty setting as the rear has tiered gardens and a fabulous decked sun terrace that adjoins the Peak Forest Canal and countryside beyond. The property has double glazing and gas central heating and provides a pleasant sitting room with feature wood burning stove, fitted dining kitchen with access to the garden and views. The first floor landing leads to two good sized bedrooms and a shower room. The property has the benefit of a loft conversion for occasional use.

There is a gated entrance to the front and garden area and the rear garden is a generous garden which has several tiers/seating areas, large summer house/shed and a peaceful picturesque setting. The nearby town of Whaley Bridge offers excellent day to day shopping facilities, primary schools, Peak Forest Canal and good frequent rail and bus links to major towns and cities including Manchester Airport.

**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 7PD

**TENURE**

LEASEHOLD - 999 YEARS from 1880 current remaining years 855. Ground rent £6.17s

**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 A

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**