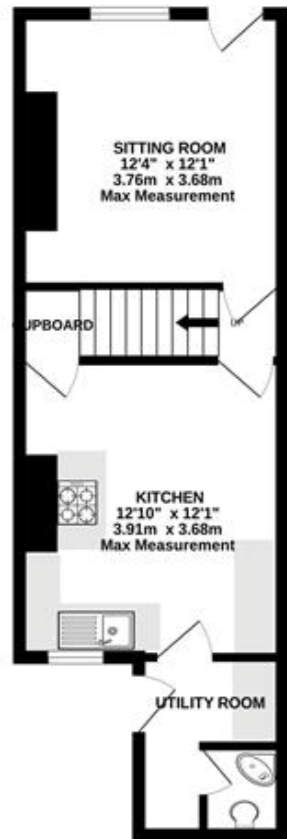


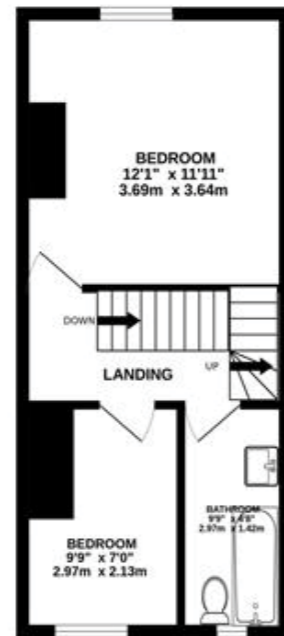
52 BUXTON ROAD
Whaley Bridge
£235,000



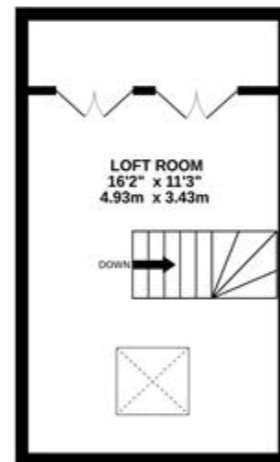
GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



2ND FLOOR
234 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA: 917 sq.ft. (85.2 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



GASCOIGNE HALMAN

A garden fronted MID TERRACE HOME which has had the privilege of a RECENT MODERNISATION AND UPGRADE and represents a lovely home. Located well back from the road with a large front garden the property has a SITTING ROOM, NEWLY FITTED KITCHEN, Utility/WC, TWO BEDROOMS and LOFT CONVERSION. The location offers easy access to the town with good amenities and commuter links.

- AN ATTRACTIVE MID TERRACE PROPERTY
- RECENTLY MODERNISED AND UPGRADED TO A GOOD STANDARD
- SITTING ROOM, NEWLY FITTED KITCHEN, UTILITY AND W.C.

- TWO GENEROUS BEDROOMS AND A NEW BATHROOM
- GARDENS TO THE FRONT AND REAR AND OPEN ASPECT TO THE REAR
- CLOSE TO THE TOWN WITH EXCELLENT AMENITIES AND COMMUTER LINKS

£235,000

52 BUXTON ROAD

Whaley Bridge



DESCRIPTION

An attractive period mid terrace property which has recently undergone many improvements including a fitted kitchen. Having double glazing and gas central heating the accommodation offers a sitting room with feature fireplace recess, fitted dining kitchen, utility room with cloaks/WC. The first floor landing leads to two good sized bedrooms and a re-fitted bathroom. The second floor has a loft conversion. Externally there is a long lawn garden to the front with a decked seating area. There is a stream passing through at the bottom of the garden. The rear has a paved yard area which is not overlooked, three storage sheds and also has an access gate to communal

space for bins etc. The location of this home is popular and has close access to the town's shops, schools, cafes and Peak Forest Canal. The commuter links by both bus and rail are excellent and get you to larger towns and cities plus 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 7JE

TENURE

LEASEHOLD - 993 years from 1910 - 879 years remaining.

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 B

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN