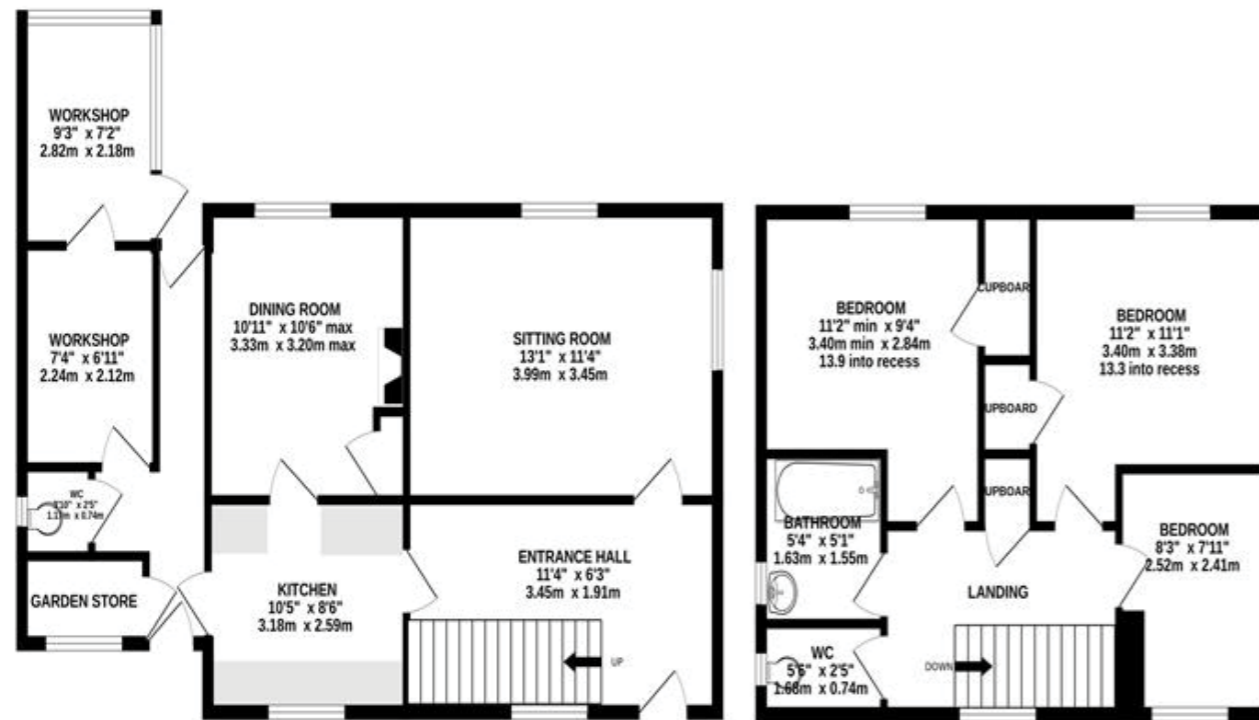


GROUND FLOOR

1ST FLOOR



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@gascoignealman.co.uk

gascoignealman.co.uk



Situated in a popular location on the outskirts of Whaley Bridge town with good amenities is this TRADITIONAL STYLE SEMI DETACHED property which has an excellent SPACIOUS GARDEN to rear and OFF ROAD PARKING. The accommodation comprises of TWO RECEPTION ROOMS, fitted Kitchen and THREE BEDROOMS. There is the possibility of EXTENDING this property (subject to relevant approvals). The property also benefits from some distant views.

GASCOIGNE HALMAN

- TRADITIONAL STYLE SEMI DETACHED HOME
- POPULAR LOCATION CLOSE TO AMENITIES AND COMMUTER LINKS
- TWO RECEPTION ROOMS PLUS FITTED KITCHEN

- THREE GENEROUS BEDROOMS, BATHROOM AND SEPARATE WC
- INTEGRAL PASSAGEWAY WITH CONNECTING STORAGE/WORKSHOP
- MATURE ENCLOSED GARDENS AND DRIVEWAY PARKING

£230,000

20 SHALLCROSS AVENUE

Whaley Bridge



DESCRIPTION

This semi detached home offers a popular location which is on the outskirts of the town with comprehensive amenities and excellent commuter links to major towns and cities including Manchester Airport. As well as excellent living and bedroom spaces the property offers excellent integral storage/workshop spaces. The accommodation is warmed by gas central heating and provides a reception hallway, sitting room, dining room, fitted kitchen, internal passageway with storage buildings and a workshop with access to the garden. The first floor landing leads to three generous bedrooms, bathroom and a separate w/c.

Externally the property has a front garden with hedging, gated pathway and a side driveway for off road parking. The rear garden is a good size with mature planting and borders. Whaley Bridge is a short distance away and has shops, cafes, Peak Forest Canal, schools and good bus and rail links within the town.
NB - please note this property has solar water heating.

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 7HA

TENURE

FREEHOLD

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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