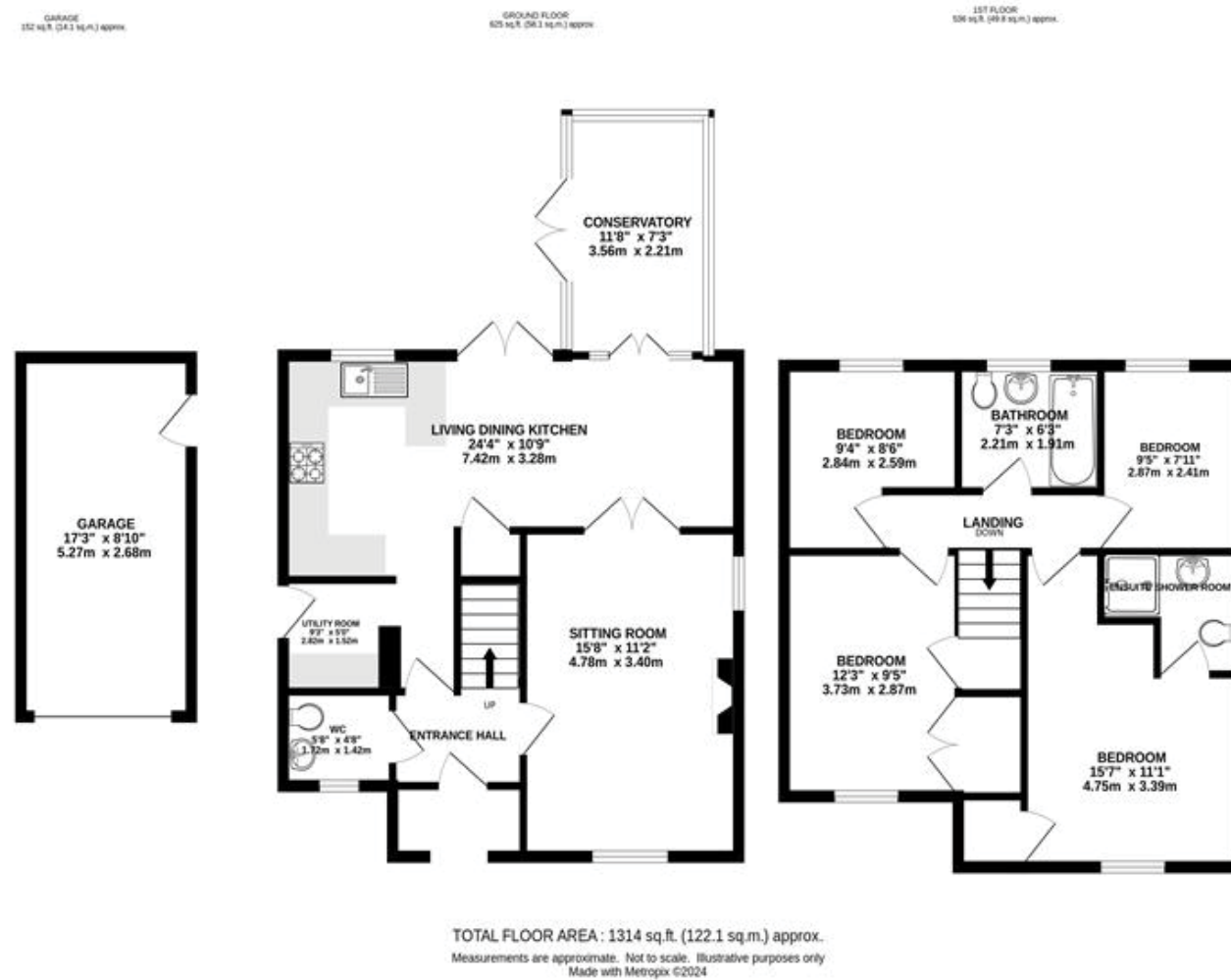


3 SHALLCROSS MILL ROAD
Whaley Bridge
£439,950



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Whaley Bridge
15, Market Street, SK23 7AA
01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk



***** VIEWING ADVISED *****
A WONDERFUL MODERN DETACHED HOME which offers brights spacious HIGHLY PRESENTED ACCOMMODATION with excellent living spaces including a 24ft DINING KITCHEN, CONSERVATORY, FOUR bedrooms and TWO bathrooms. Located within a small popular DEVELOPMENT close to the town with good amenities and the property has the benefit of a south westerly garden/patio to the rear plus garden/driveway/GARAGE to the front.

GASCOIGNE HALMAN

- MODERN DETACHED PROPERTY
- NICELY PRESENTED THROUGHOUT
- LOCATED WITHIN A POPULAR SMALL DEVELOPMENT
- SITTING ROOM, 24FT FITTED DINING KITCHEN AND A CONSERVATORY

- FOUR GENEROUS BEDROOMS, EN-SUITE TO MAIN PLUS FAMILY BATHROOM
- LOVELY GARDENS/SUN TERRACE TO FRONT AND REAR
- DRIVEWAY FOR OFF ROAD PARKING PLUS A GARAGE
- DOUBLE GLAZING AND GAS CENTRAL HEATING

£439,950

3 SHALLCROSS MILL ROAD

Whaley Bridge



DESCRIPTION

This beautifully presented detached home was built around 2003 by Morris Homes and is located within a small development of similar properties just on the outskirts of the popular town. The property is highly presented throughout in a contemporary style and benefits from gas central heating and double glazing. The property is bright and spacious and has the luxury of a 24ft open planing kitchen and dining room. Viewing is recommended to appreciate the accommodation which provides a storm porch, reception hallway, re-fitted cloaks/wc, sitting room with feature fireplace incorporating a wood burning stove, open plan

24ft fitted kitchen/breakfast area and dining room area with two sets of double opening glazed doors one of which leads into the lovely conservatory. The first floor landings leads you to four generous bedrooms the main bedroom having en-suite facilities. Externally to the front of the property there is a garden area, driveway for two cars which leads to the single garage. The rear south westerly garden is a good size with large lawn garden and a spacious flagged sun terrace which is enclosed. The popular town of whaley Bridge has a selection of shops including cafes, restaurants, general shops, schools, Peak Forest Canal and excellent bus and train 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 7JQ

TENURE

LEASEHOLD - 890 years from January 2002 - 868 years remaining. we are advised that there is a annual maintenance charge of £145.00 per annum and an annual ground rent of £75.00. This is for guidance purposes only and has been provided by the seller

SERVICES (NOT TESTED)

ervices have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

High Peak Borough Council - BAND D

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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