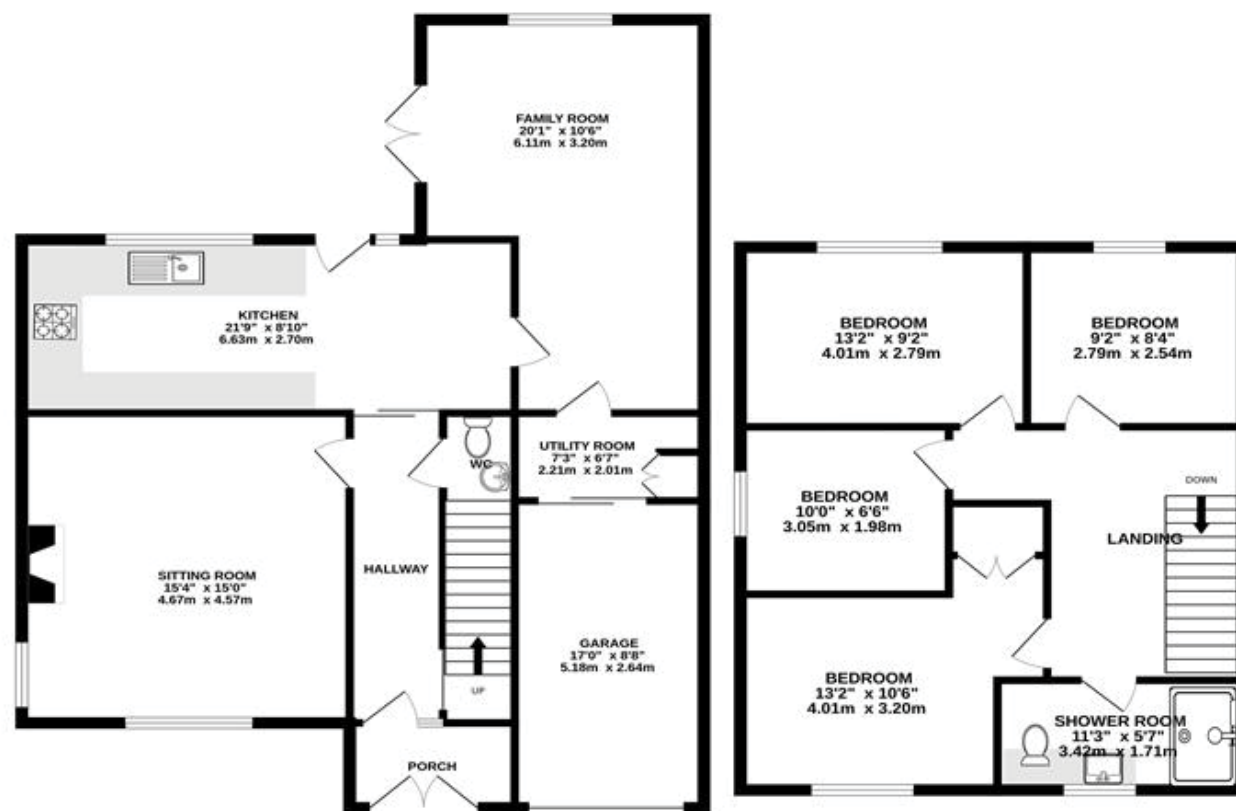


9 MEADOWFIELD
Whaley Bridge
£499,950

GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.

1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 1614 sq.ft. (149.9 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



**** VIEWING HIGHLY RECOMMENDED ****

A FREEHOLD MODERN DETACHED PROPERTY situated within a tucked away corner plot on a popular residential Development in Whaley Bridge. The property has UPGRADED CONTEMPORARY LIVING and KITCHEN spaces plus the privilege of an EXTENSION. The property has TWO RECEPTIONS plus DINING/ KITCHEN and FOUR bedrooms. Gated Driveway for EIGHT cars, plus GARAGE and beautiful MATURE GARDENS to the front, side and rear. Located close to the town with excellent COMMUTER LINKS.

GASCOIGNE HALMAN

- MODERN DETACHED HOME WHICH HAS BEEN UPGRADED
- GROUND FLOOR EXTENSION TO PROVIDE ADDITIONAL LIVING SPACE
- LOCATED WITHIN A POPULAR DEVELOPMENT ON THE OUTSKIRTS OF THE TOWN
- TWO RECEPTION ROOMS PLUS A RE-FITTED DINING KITCHEN AND UTILITY

- FOUR BEDROOMS AND AN UPGRADED SHOWER ROOM
- SECLUDED LOCATION WITH GARDENS TO THE FRONT, SIDE AND REAR
- SECURE GATED DRIVEWAY PARKING FOR EIGHT CARS AND/OR CARAVAN PLUS A GARAGE
- CLOSE TO THE TOWN'S AMENITIES AND PUBLIC TRANSPORT LINKS

£499,950

9 MEADOWFIELD

Whaley Bridge



This is a stunning detached home which the current owners have recently further upgraded and provides bright spacious accommodation over two floors, double glazing, gas central heating and a wealth of new additions including new internal and front doors, decor throughout, new garage door, pebbled driveway and built in wardrobe to the main bedroom. Located within a popular residential development above the thriving town of Whaley Bridge which is walkable and has a comprehensive range of shops, cafes, primary schools, Peak Forest Canal, countryside walks from the town plus a rail station with direct links to Manchester and beyond. Having a bright spacious feel as you enter the accommodation provides

an entrance porch, reception hallway, cloaks/WC, sitting room with feature modern fire and dual aspect windows, contemporary fitted dining kitchen with gloss units and co-ordinating quartz worktops, excellent family room with double opening glazed doors to the garden and a utility room which has been created in the rear part of the garage. The first floor landing leads to four generous sized bedrooms and there is a recently fitted contemporary shower room. Outside to the front of the property there is an electric security gated entrance with newly laid pebbled driveway which provides parking for approx eight cars and/or caravan/motor home plus a garage with new door. In addition there is also a mature box planted area with mature hedging to the front which

screens you from the road. The side gate takes you to the side garden which is mainly lawn and a pathway that leads to the large rear garden again with mature planting and hedging. The rear garden has a newly laid indian stone patio and path. This is a wonderful home and should be viewed to be fully appreciated.

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 7AX

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 E

VIEWING

Viewing strictly by appointment through the Agents.

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



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