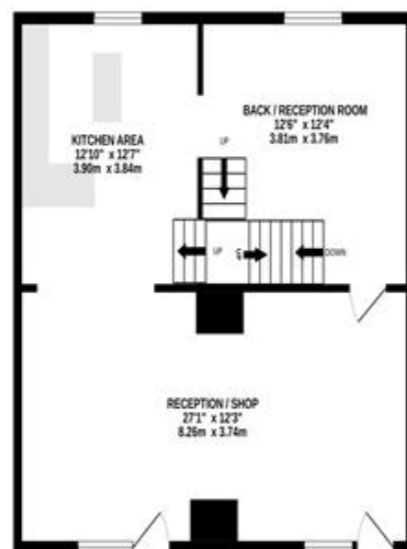


3 CANAL STREET
Whaley Bridge
£279,000

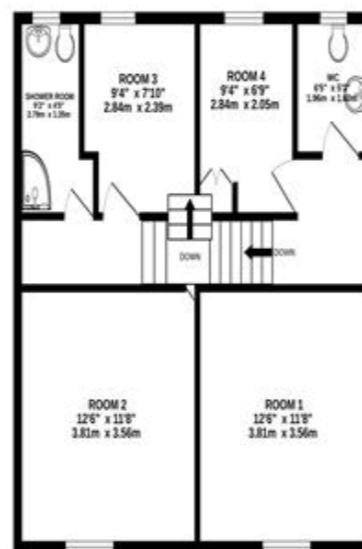
LOWER GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 1701 sq.ft. (158.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2024



Energy rating and score

This property's energy rating is E.



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



DOUBLE FRONTED (COMMERCIAL/ RESIDENTIAL) property which is located within the heart of the busy TOWN of Whaley Bridge. Offering flexibility as to it's uses it has PLENTY of bright spacious rooms with SHOP/LIVING ACCOMMODATION. The property does require upgrading but provides potential as previously a Post Office/Living accommodation and more recently a CAFE.

GASCOIGNE HALMAN

- ORIGINALLY TWO PROPERTIES WITH COMMERCIAL/ RESIDENTIAL USE
- REQUIRING UPGRADING BUT OFFERS LOTS OF POTENTIAL
- LOCATED WITHIN THE HEART OF THE TOWN
- ACCOMMODATION OVER THREE FLOORS
- WAS THE TOWN'S POST OFFICE AND MORE RECENTLY A CAFE
- CLOSE TO COMMUTER LINKS TO MANCHESTER AND BEYOND

£279,000

3 CANAL STREET

Whaley Bridge



DESCRIPTION

This large, versatile terraced property is in the centre of the town of Whaley Bridge. Formally the town's post office and more recently a cafe, the property offers commercial opportunities or could be returned to its original two stone cottages.

The property comprises three floors. On the top floor there are two double bedrooms, two single bedrooms, a shower room and a bathroom. The middle floor was used for commercial purposes, including a large L-shaped commercial space with a cafe kitchen area. There is a further room formally used as a dining space/office area.

The lower floor consists of an industrial kitchen (used for the cafe), a store room, dining room and conservatory, this leads to a shared courtyard and outhouse. The property is situated within the town centre, close to the train station, schools, the canal basin and other local amenities giving easy access for walking and other outdoor pursuits.

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 7LS

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 A

VIEWING

Viewing strictly by appointment through the Agents.

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



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