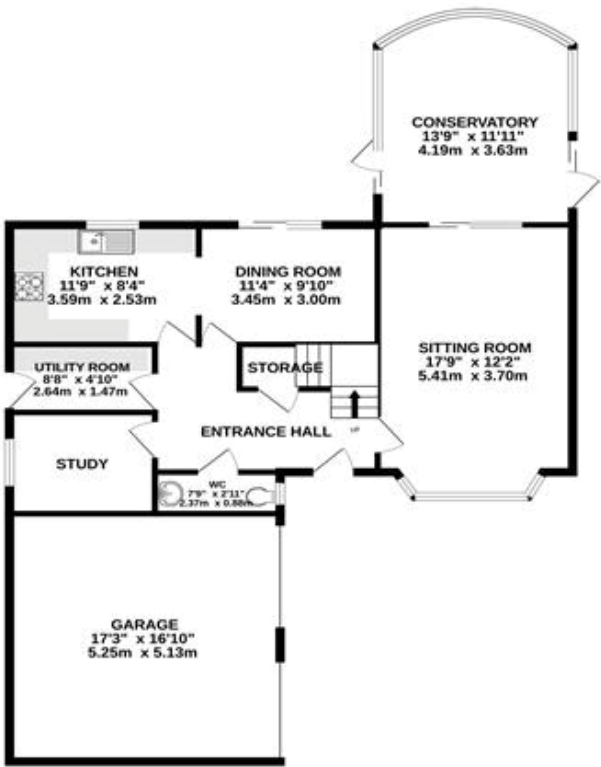


**3 MERESIDE GARDENS**  
Whaley Bridge  
**£489,000**

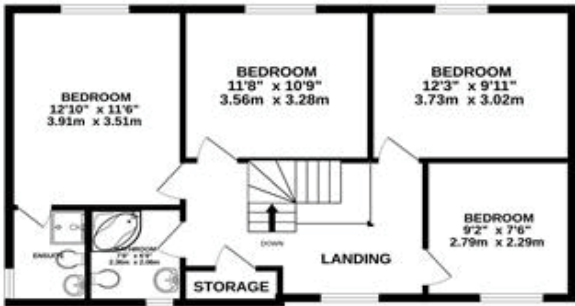


A SPACIOUS DETACHED HOME which is located within a SMALL SELECT DEVELOPMENT on a large corner plot. The property has TWO RECEPTION ROOMS plus fitted kitchen open to a dining area and CONSERVATORY, FOUR BEDROOMS and TWO bathrooms. Externally there are GARDENS to three sides, driveway and a DOUBLE GARAGE. The town of Whaley Bridge is a short distance away with shops, schools, Peak Forest Canal and RAIL/BUS LINKS

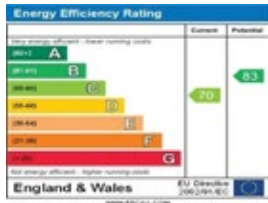
GROUND FLOOR  
1125 sq.ft. (104.5 sq.m.) approx.



1ST FLOOR  
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 1834 sq.ft. (170.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix 6/2024



**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**



- BRIGHT SPACIOUS DETACHED HOME BUILT BY CROSBY HOMES
- LOCATED WITHIN A SMALL SELECT DEVELOPMENT CLOSE TO THE TOWN
- HAVING A GENEROUS CORNER PLOT
- TWO RECEPTION ROOMS PLUS CONSERVATORY AND FITTED KITCHEN

- FOUR BEDROOMS, EN-SUITE TO MAIN AND FAMILY BATHROOM
- DOUBLE WIDTH DRIVEWAY AND DOUBLE GARAGE
- MATURE ESTABLISHED PRIVATE GARDENS TO THE FRONT, SIDE AND REAR
- THE POPULAR TOWNS OFFERS SHOPS, PEAK FOREST CANAL, SCHOOLS AND EXCELLENT COMMUTER LINKS TO MANCHESTER AND BEYOND



**£489,000**

**3 MERESIDE GARDENS**

Whaley Bridge



#### DESCRIPTION

Built by Crosby Homes and having a delightful corner plot position this detached home will delight any potential buyer who is looking for space and a location that is close to the popular town for amenities and transport links. Having double glazing complimented by gas central heating the spacious family accommodation provides an open storm porch, reception hallway, cloaks/WC, sitting room with feature fireplace which leads into a large conservatory overlooking the garden, fitted kitchen that is open to a dining area and patio doors which leads out to the garden, utility room plus study/office. The galleried style staircase leads to the large split landing and gives

access to four bedrooms, the main bedroom having en-suite facilities and there is also a family bathroom. The bedrooms have the pleasure of some views. Externally the property has lawn gardens to the front and side with hedging and a double width driveway that leads to the double garage. The rear garden is enclosed and a good size which again is mainly lawn and there is a side patio area and a seating area at the bottom of the garden. The garden is private and enclosed by fencing, brick walling and mature hedging. The location is a small Development which was built by Crosby Homes and is highly regarded. The town of Whaley Bridge is close by and has shops, cafes, restaurants and frequent rail links into Manchester and beyond.

#### 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 High Peak 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 7SB

#### TENURE

FREEHOLD - This information has been provided by the seller and is for guidance purposes only

#### SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

#### LOCAL AUTHORITY

High Peak Borough Council. Council Tax Band: F

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**