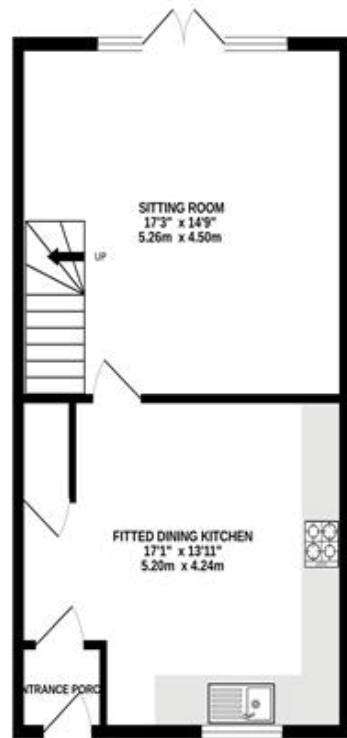


1 ALPHA MEWS
New Road, Whaley Bridge
£325,000

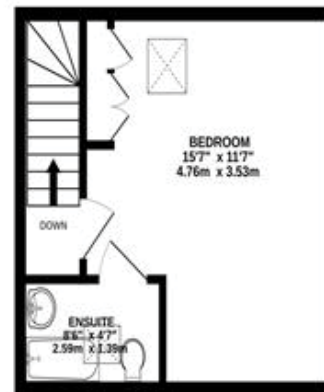
GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



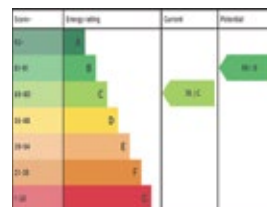
1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



2ND FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA: 1234 sq.ft. (114.6 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 ADVISED ***
This is a wonderful and SURPRISINGLY SPACIOUS modern SEMI DETACHED HOME which offers bright spacious living and dining kitchen rooms, FOUR BEDROOMS, TWO EN-SUITES plus a family bathroom. Located within a small complex of properties close to amenities and COMMUTER LINKS. The property has gardens and TWO allocated parking spaces.

GASCOIGNE HALMAN

- MODERN SEMI DETACHED HOME BUILT AROUND 2008
- SET WITHIN A SMALL HAMLET STYLE SETTING
- CLOSE TO THE TOWN OF WHALEY BRIDGE WITH GOOD AMENITIES AND COMMUTER LINKS
- ACCOMMODATION LAID OUT OVER THREE FLOORS
- BRIGHT SPACIOUS DINING KITCHEN AND SITTING ROOM
- FOUR BEDROOMS, TWO WITH EN-SUITE FACILITIES PLUS A FAMILY BATHROOM
- GARDEN AREAS TO BOTH THE FRONT AND REAR
- ALLOCATED PARKING FOR TWO CARS

£325,000

1 ALPHA MEWS
New Road, Whaley Bridge



DESCRIPTION

We are delighted to offer this modern built home which was built around 2008 and any potential buyer will be pleasantly surprised at the bright spacious accommodation which is spread over three floors. The property is located within a small forecourt style setting with only eight properties. The location is popular and has the convenience of being close to the town which offers day to day shops, cafes, restaurants, Peak Forest Canal, schools and excellent rail and bus links to major towns and cities. The accommodation has a modern touch and provides a reception porch, large fitted dining kitchen and under stairs cupboard and a spacious sitting

room with floor to ceiling double glazed windows and double opening patio doors to the enclosed garden. The first floor landing offers three bedrooms, one with en-suite shower room and built in wardrobes plus there is a family bathroom. The second floor takes you to a large double bedroom with built in wardrobes and en-suite bathroom. Externally the property has a front garden and two parking spaces and there is an enclosed rear garden area.

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 7JD

TENURE

Leasehold 999 years from January 2008 - 982 years remaining. Current ground rent £100.00 pa

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. Council Tax Band: D

VIEWING

Viewing strictly by appointment through the Agents.

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



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