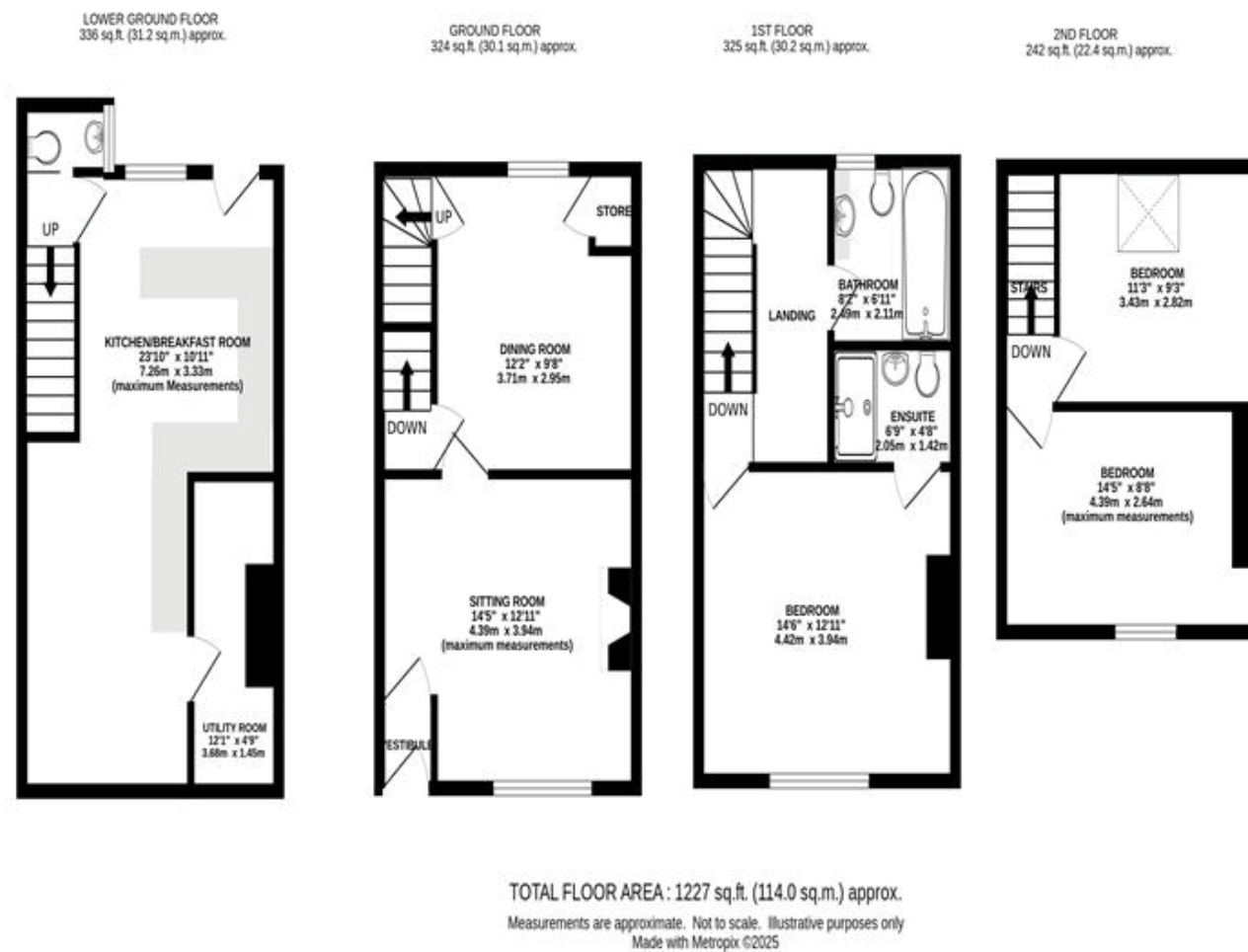


11 MACCLESFIELD ROAD
Whaley Bridge
£285,000



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



A FOUR STOREY SPACIOUS stone built terrace property offering LARGER THAN AVERAGE accommodation. Having an impressive LIVING/DINNING/KITCHEN, TWO further RECEPTION ROOMS along with THREE DOUBLE BEDROOMS, EN-SUITE shower room plus a further BATHROOM.

The property is conveniently located close to the Memorial Park, schools, local amenities, cafes and excellent commuter links. The property has an open aspect to the rear.

GASCOIGNE HALMAN

- SPACIOUS FOUR STOREY PERIOD STONE TERRACE
- CONVENIENT LOCATION CLOSE TO THE PARK AND AMENITIES
- TWO RECEPTION ROOMS PLUS A LIVING/DINING/KITCHEN

- UTILITY/LAUNDRY ROOM AND CLOAKS/WC
- THREE GENEROUS BEDROOMS, MAIN BED WITH EN-SUITE PLUS FURTHER BATHROOM
- VIEWING HIGHLY RECOMMENDED

£285,000

11 MACCLESFIELD ROAD

Whaley Bridge



DESCRIPTION

We are delighted to offer for sale, with no onward chain, this surprisingly spacious and attractive stone mid terraced property which offers exceptional spacious accommodation and a convenient location close to the town and Memorial Park. The property retains some character features although it has been upgraded to offer more modern living. The property itself benefits from generous room proportions and is laid out over FOUR floors which provides flexible living and bedroom spaces. The accommodation on offer provides an entrance vestibule with space for boots/coats, bright living room with feature fireplace, dining room/snug/family room

with storage and views to the rear. The lower ground floor has a w.c., large living/dining/fitted kitchen with a separate utility/laundry/storage room. The first floor landing leads you to a large double bedroom with en-suite shower room plus there is a family bathroom. The second floor offers two further bedrooms. Externally the property has a small seating area and beyond overlooks the local allotments. The town with excellent amenities and commuter links to Manchester and beyond is a ten minute walk through the Park. In addition there is the Peak Forest Canal, countryside walks, shops, cafes, restaurants and schools.

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 7DG

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. Council Tax Band: B

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

GASCOIGNE HALMAN