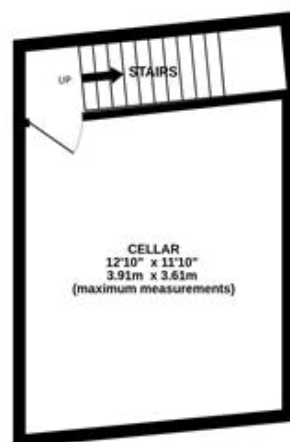


**39 BUXTON ROAD**

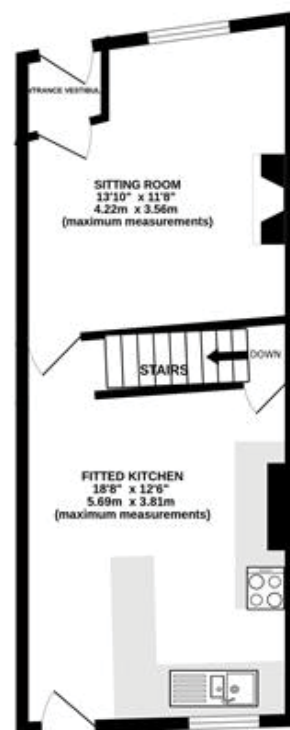
Furness Vale

**£185,000**

CELLAR  
227 sq.ft. (21.0 sq.m.) approx.



GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



FIRST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 998 sq.ft. (92.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix C2023



**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



SURPRISINGLY SPACIOUS INTERNALLY is this stone mid terrace property which offers great LIVING/KITCHEN spaces, useful CELLAR and TWO BEDROOMS. The property has a pleasant GOOD SIZED GARDEN to the rear with distant VIEWS and a popular location close to amenities and RAIL/BUS LINKS.

**GASCOIGNE HALMAN**



- STONE MID TERRACE PROPERTY BUILD CIRCA 1800s
- SPACIOUS ACCOMMODATION
- SITTING ROOM AND LARGE MODERN FITTED BREAKFAST KITCHEN

- USEFUL CELLAR WITH ACCESS FROM THE KITCHEN
- TWO BEDROOMS AND A BATHROOM
- POPULAR LOCATION CLOSE TO PUBLIC TRANSPORT LINKS AND AMENITIES

**£185,000**

**39 BUXTON ROAD**

Furness Vale



#### DESCRIPTION

This stone mid terrace property is certainly deceptive and offers a great central location for amenities and excellent public transport links. Well presented the accommodation offers an entrance vestibule, sitting room with feature fireplace, large modern fitted breakfast kitchen which overlooks the garden and distant views and access to the useful cellar.

The first floor landing leads to two bedrooms the main bedroom is spacious plus there is a bathroom. There may be potential for a loft conversion (subject to relevant building approval),

The rear outside space is larger than average for this type of property which is enclosed, flowering borders and distant views of the the local countryside.

#### LOCATION

Set amid the rolling hills of the beautiful Peak District, Furness Vale/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 beyond and the surrounding towns, by both rail and bus.

#### DIRECTIONS

SAT NAV: SK23 7PQ

#### TENURE

LEASEHOLD 999 YEARS FROM 1839. Garden area Leasehold 925 years from 1913 - 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 B

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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