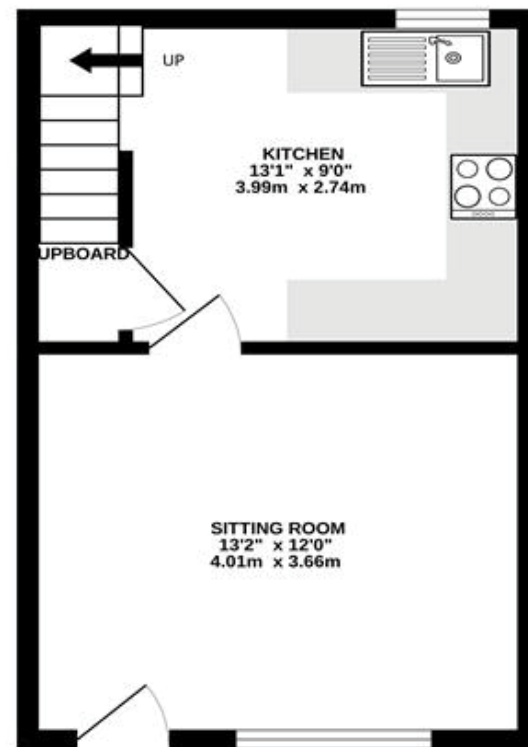
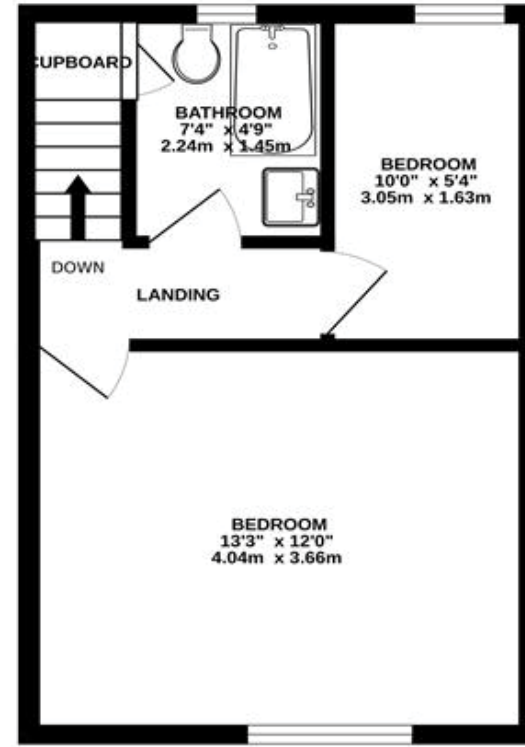


1 GEORGE STREET
Whaley Bridge
£245,000

GROUND FLOOR
289 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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



AN ABSOLUTE GEM OF AN END STONE COTTAGE which has a quaint backwater location minutes from the town and is presented to the HIGHEST OF STANDARDS with recent upgrades. The property has a SITTING ROOM, FITTED KITCHEN and TWO BEDROOMS. Located at the end of the no through road and offers GARDEN AREAS and PARKING. The location is popular and close to the amenities including excellent COMMUTER LINKS.

GASCOIGNE HALMAN

- A BEAUTIFULLY PRESENTED STONE END OF TERRACE
- MANY RECENT UPGRADES INCLUDING KITCHEN AND BATHROOM
- A PICTURESQUE BACKWATER LOCATION
- A SHORT WALK TO AMENITIES AND EXCELLENT COMMUTER LINKS

- SITTING ROOM AND FITTED KITCHEN
- TWO GENEROUS BEDROOMS AND A BATHROOM
- GARDEN/PATIO AREAS WITH A WOODLAND STYLE BACKDROP
- PARKING AVAILABLE OUTSIDE THE HOUSE

£245,000

1 GEORGE STREET

Whaley Bridge



DESCRIPTION

This end stone cottage is absolutely beautifully presented throughout and has undergone many improvement to include, roof, plastering/decor, boarded loft with lighting, new kitchen and bathroom, reinstated outside WC, tap and lighting. As you enter the property is has a lovely homely feel with its neutral decor coupled with cottage features. Having double glazing and gas central heating the stunning accommodation provides a sitting room with feature fireplace recess, fitted shaker style kitchen with floor and base units incorporating integrated appliances plus there is an under stairs storage/pantry area. The turning staircase from the kitchen leads you to the landing

with access to two good sized bedrooms and a delightful modern style bathroom. Externally the property has the option of parking as it is at the end of the no through road. There are garden and terrace areas which have a woodland style backdrop and the side of the property has space for large sheds/storage. In additional there are steps that leads to further ground which has been utilized by this property although it is not owned by the property nor is it included in the Land Registry ownership. The property has a superb location for those buyers looking to be close and walkable to amenities which include shops, cafes, Peak Forest Canal and excellent bus and rail links to major towns and cities.

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

SK23 7NA

TENURE

Leasehold 999 years from August 1865 - 839 years remaining. Ground rent £40 per annum

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



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