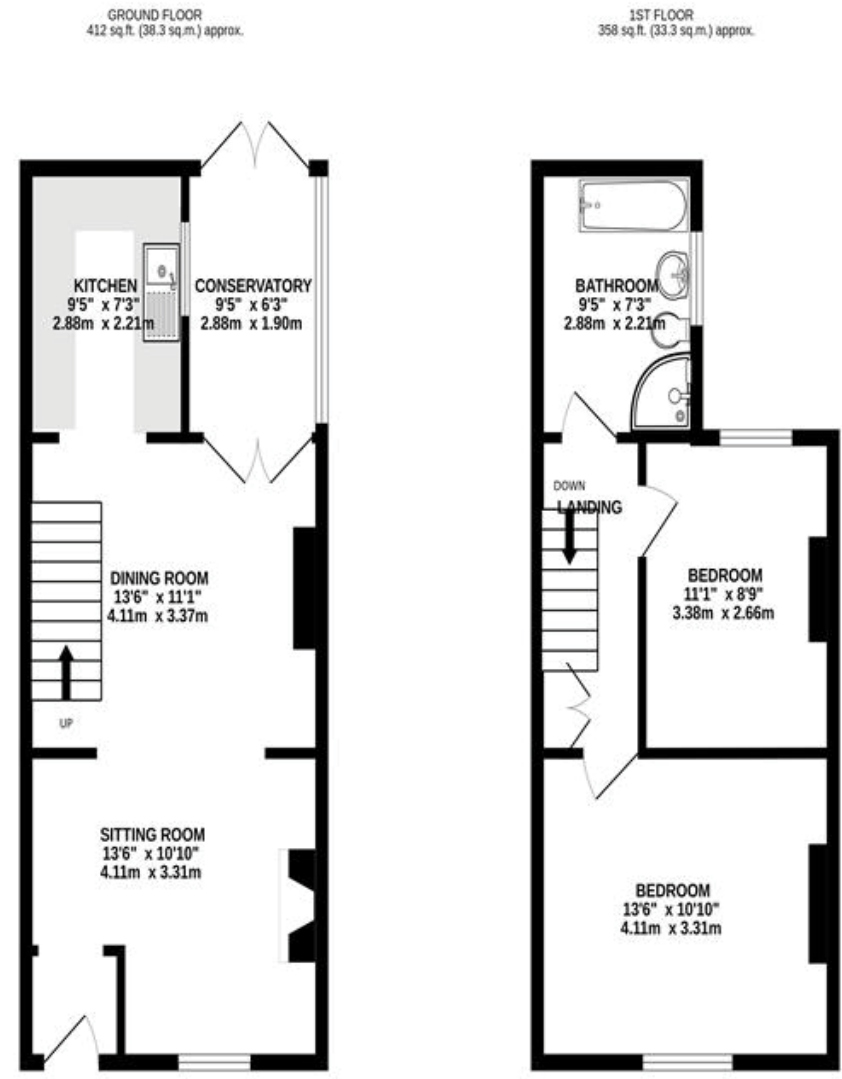


28 BUXTON ROAD
Whaley Bridge
£240,000



TOTAL FLOOR AREA: 770 sq ft (71.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Hologra 02/05



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 TRADITIONAL MID TERRACE PROPERTY which has great spacious accommodation offering TWO OPEN PLAN RECEPTION ROOMS, kitchen, small conservatory and TWO BEDROOMS. The property has GARDEN areas to both the front and rear. The location is popular and close to the town's excellent amenities and good COMMUTER LINKS by both rail and bus.

GASCOIGNE HALMAN

- A TRADITIONAL TERRACE PROPERTY
- SPACIOUS ACCOMMODATION AND NICELY PRESENTED
- TWO OPEN PLAN RECEPTION ROOMS
- FITTED KITCHEN
- SMALL CONSERVATORY/HOME OFFICE

- GARDEN AREAS TO BOTH THE FRONT AND REAR
- EXCELLENT LOCATION CLOSE TO AMENITIES AND COMMUTER LINKS
- VIEWING STRONGLY ADVISED

£240,000

28 BUXTON ROAD

Whaley Bridge



DESCRIPTION

The accommodation is nicely presented with the benefit of being set well back from the road with a long front garden. This home has had many improvements to combine character with modern amenities. Located within the popular area of Whaley Bridge it is a short distance from the town centre, which offers shops, cafes, restaurants, schools, memorial park and good train and bus links to surrounding towns and cities. The sitting room has a feature recess fireplace housing an inset multi fuel stove. A central archway connects the sitting room to the dining room with double doors leading to a small conservatory. This space is suitable

for use as a home office as it is independently heated with underfloor heating to the tiled floor and also has sufficient socket points to accommodate computer, printer etc. As well as a fitted cupboard for extra storage, the landing leads to two generous bedrooms and a large bathroom with bath and a separate free standing shower unit. The loft is boarded out and could be converted to a bedroom subject to planning permission. Externally to the front there is a garden area with a winding pathway amid a planted area. The rear garden is not overlooked, has a small brick shed and a larger timber shed with power and lighting.

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 7JE

TENURE

Leasehold 999 years from April 1905 - 879 years remaining

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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