



## NOTICE

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THE AREAS LEADING ESTATE AGENCY

Whaley Bridge

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A CHARMING DOUBLE FRONTED CHARACTER COTTAGE which has SPACIOUS intriguing accommodation with flexible living. The Cottage has THREE reception rooms plus a CONSERVATORY and FIVE bedrooms. Externally the property has FOUR stone outbuildings, GARDEN to the rear and an additional piece of land/garden across the road with VIEWS. Close to the town with excellent amenities and good COMMUTER LINKS by both rail and bus.

GASCOIGNE HALMAN

- AN ATTRACTIVE AND UNIQUE STONE DOUBLE FRONTED COTTAGE
- HAVING INTRIGUING AND FLEXIBLE ACCOMMODATION
- POPULAR LOCATION CLOSE TO THE TOWN'S AMENITIES AND COMMUTER LINKS
- THREE GENEROUS RECEPTION ROOMS PLUS A CONSERVATORY

- FIVE FLEXIBLE BEDROOMS AND TWO BATHROOMS
- REQUIRING SOME UPGRADING AND MODERNISATION
- GARDEN TO THE REAR AND A FURTHER GARDEN ACROSS THE ROAD WITH VIEWS
- CHARACTER ACCOMMODATION WITH LOTS OF FLEXIBILITY

£ 425,000

106 OLD ROAD

Whaley Bridge



#### DESCRIPTION

This unique style cottage is full of character and is believed to be originally a coaching house and then two separate cottages. Now this property is one spacious home with intriguing character accommodation which has so much flexibility and is laid out over a few levels and now requires some updating. The accommodation provides a sitting room, dining room with feature fireplace, a kitchen with secondary staircase to the upper floors, bathroom and a staircase to the first floor. The first floor landing takes you to three generous bedrooms, bathroom and a conservatory which has access straight onto the garden.

The second floor has two further double bedrooms. Externally the cottage has a good sized garden to the rear which includes a large stone outbuilding/utility and three small but useful terrace storage buildings. In addition to the rear garden there is an additional piece of garden/veg plot which is located directly across the road. This garden area and from the front of the property there are views across the town towards the hills. Whaley Bridge is a popular location and has excellent shopping facilities, schools, cafes, restaurants, Peak Forest Canal and frequent commuter 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

SAT NAV SK23 7LF

#### 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 BAND B

#### VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y   N E T W O R K E D   O F F I C E S   T H R O U G H O U T   C H E S H I R E ,   S O U T H   M A N C H E S T E R   &   T H E   H I G H   P E A K