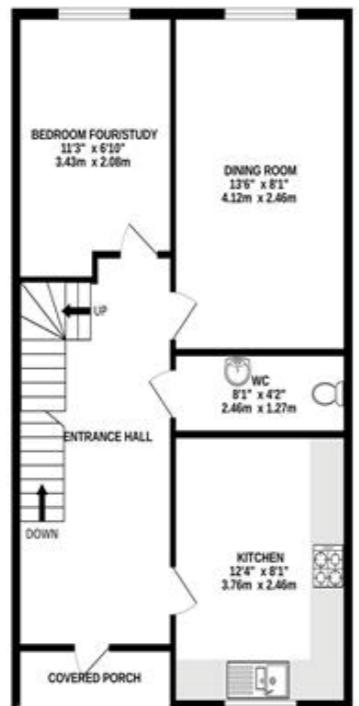
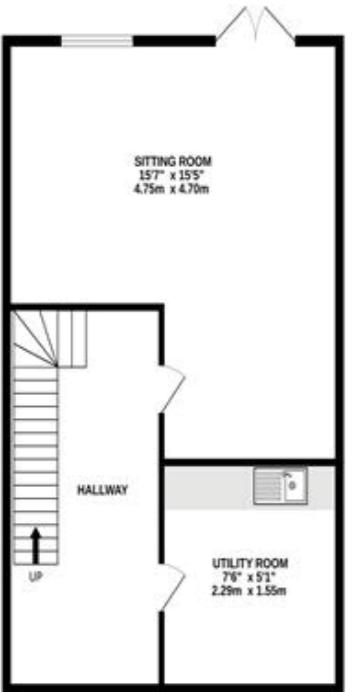


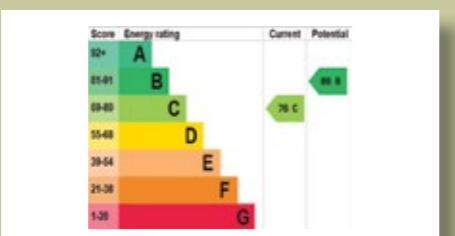
LOWER LEVEL

GROUND FLOOR

1ST FLOOR



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



GASCOIGNE HALMAN

\*\* NO CHAIN \*\*

This modern end mews property which is SURPRISINGLY SPACIOUS and has bright VERSATILE ACCOMMODATION over three levels. Having a modern style this home not only offers excellent accommodation but a fantastic location with distant VIEWS, parking, garage and is within walking distance of the Town with excellent shops/commuter links. The property has THREE/FOUR bedrooms and TWO bathrooms.

- A MODERN STYLE END MEWS PROPERTY BUILT AROUND 2001
- BRIGHT SPACIOUS ACCOMMODATION OVER THREE LEVELS
- POPULAR AND CONVENIENT LOCATION CLOSE TO THE TOWN WITH EXCELLENT AMENITIES AND COMMUTER LINKS

- TWO RECEPTION ROOMS BUT FLEXIBLE
- FOUR BEDROOMS, EN-SUITE TO MAIN PLUS FAMILY BATHROOM
- UNIQUE ENCLOSED GARDEN ABOVE THE GARAGE WITH VIEWS
- DRIVEWAY PARKING AND A GARAGE
- DOUBLE GLAZING AND GAS CENTRAL HEATING

£ 289,995

12 COTTON CLOSE

Whaley Bridge



#### DESCRIPTION

This modern three storey end mews property has a traditional cottage style look to the front with stone walling, pathways and planting but is extremely deceptive internally. There is bright spacious family accommodation over three generous levels. The accommodation is warmed by gas central heating complimented by double glazing and provides to the front ground floor level storm porch, reception hallway, cloaks/w.c., fitted kitchen, dining room, family room/bedroom four. The lower ground floor has a reception hallway, utility room, sitting room with patio doors leading out to the garden which offers fabulous distant countryside views.

The first floor landing gives access to three bedrooms, an en-suite to the main bedroom plus there is an additional family bathroom. The outside space is unique with an enclosed garden area above the garage with great views and steps that lead down to the driveway parking and a garage at the rear of the property.

#### 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 7GG

#### TENURE

Leasehold 999 years from January 2001 - 975 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. Council Tax Band: D

#### 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