

**12 COTTON CLOSE**  
Whaley Bridge  
**£289,995**



Measurements are approximate. Not to scale. Illustrative purposes only.  
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THE AREAS LEADING ESTATE AGENCY

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**\*\* NO CHAIN \*\***

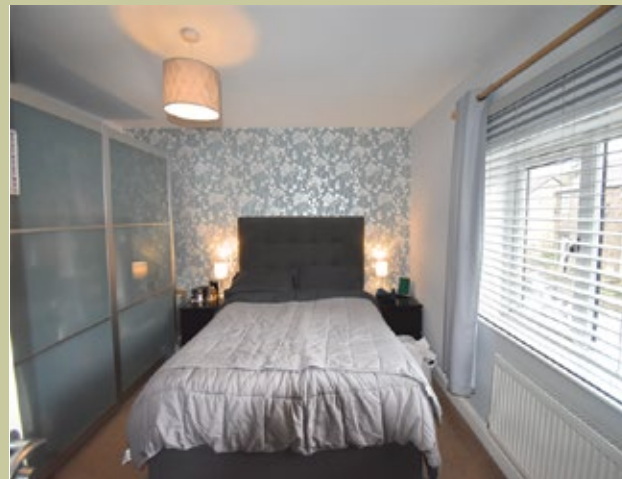
This modern end mews property which is **SURPRISINGLY SPACIOUS** and has bright **VERSATILE ACCOMMODATION** over three levels. Having a modern style this home not only offers excellent accommodation but a fantastic location with distant **VIEWS**, parking, garage and is within walking distance of the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

**GASCOIGNE HALMAN**



- 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



#### 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.

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#### 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.

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



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