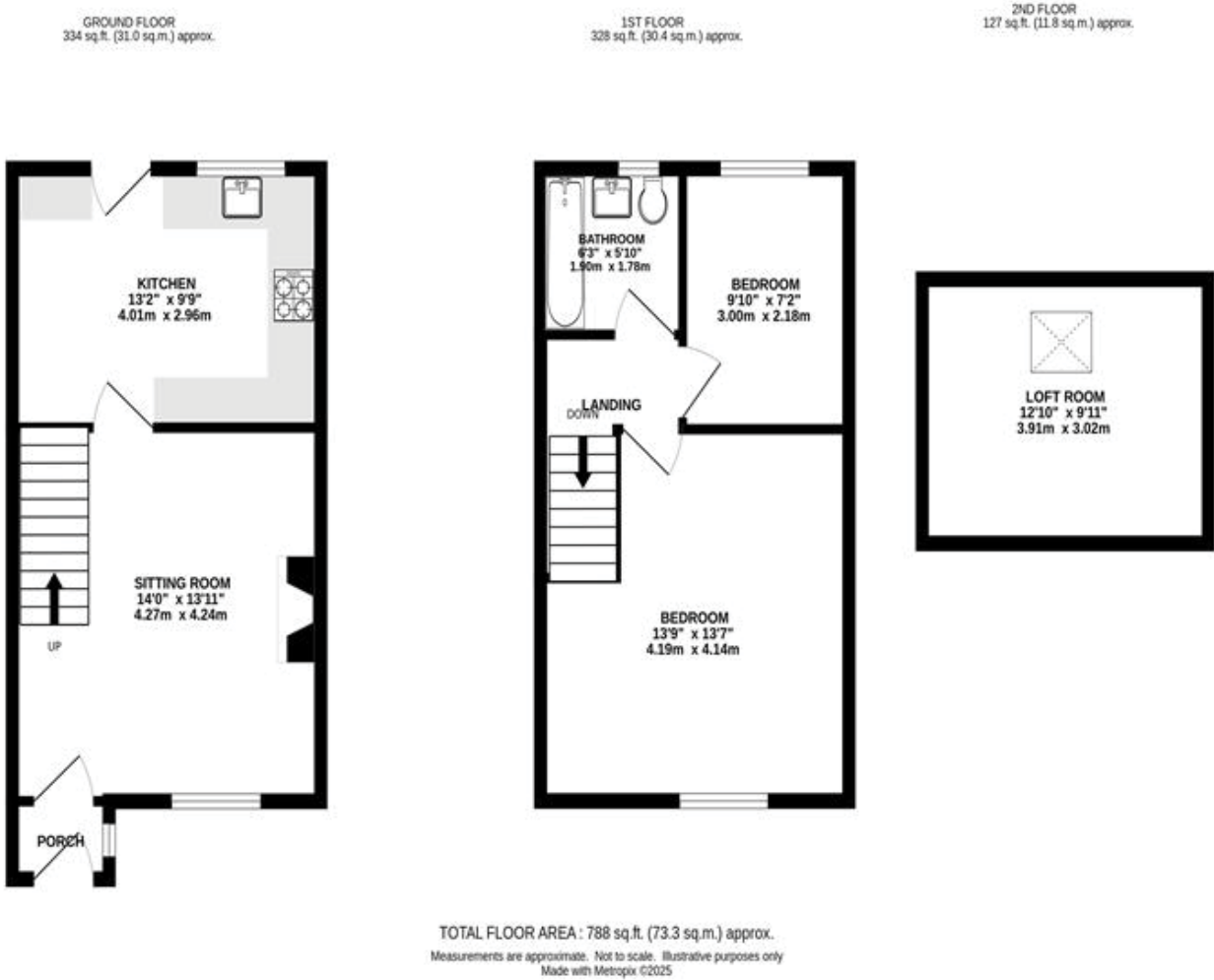


94 WESTERN LANE
Buxworth
£265,000



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Whaley Bridge
15, Market Street, WHALEY BRIDGE SK23 7AA
01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk



*** VIEWING ADVISED ***
A DELIGHTFUL and BEAUTIFUL GARDEN
FRONTED STONE COTTAGE with stunning
highly presented cottage accommodation
throughout and the pleasure of OPEN
VIEWS FRONT AND REAR. The Cottage
has TWO DOUBLE BEDROOMS and a
converted loft room. Located within a
popular PICTURESQUE semi rural village
with GARDENS and a short distance from
AMENITIES AND COMMUTER LINKS.

GASCOIGNE HALMAN

- AN ATTRACTIVE GARDEN FRONTED STONE TERRACE COTTAGE
- BEAUTIFULLY PRESENTED BOTH INTERNALLY AND EXTERNALLY
- LOCATED WITHIN A POPULAR SEMI RURAL VILLAGE
- PORCH, SITTING ROOM AND FITTED DINING KITCHEN



- TWO BEDROOMS, BATHROOM AND A USEFUL LOFT ROOM
- PICTURESQUE COTTAGE GARDENS FRONT AND REAR WITH WONDERFUL SCENERY
- A SHORT DISTANCE TO SHOPS, CAFES, SCHOOLS AND EXCELLENT COMMUTER LINKS
- VIEWING HIGHLY RECOMMENDED



£265,000

94 WESTERN LANE

Buxworth



DESCRIPTION

This wonderful nicely presented cottage has an extremely welcoming feel as you enter which offers highly maintained cottage accommodation. Having an idyllic hamlet setting within the popular semi rural village of Buxworth which offers, views over the village cricket ground and a countryside backdrop, Peak Forest Canal basin minutes away for walks, schools and the larger town of Whaley Bridge with more comprehensive amenities including commuter links to Manchester is a short distance away. This garden fronted stone cottage provides as you enter a reception porch/cloaks, sitting room with feature fireplace, multi fuel stove plus

attractive bamboo style flooring and a fitted dining kitchen with access to the wonderful garden. The first floor landing leads to two generous bedrooms and a bathroom. In addition there is a converted loft room with drop down ladder, velux window and eaves storage. Externally to the front there is a garden area with stone flagged pathway, gravel area, flowering borders and stone walling. The rear garden is stunning comprising of timber deck seating and entertaining areas, herbaceous and flower borders and the garden is enclosed by fencing and stone walling. The rear garden adjoins open fields giving a wonderful rural aspect.

LOCATION

Set amid the rolling hills of the beautiful Peak District, Buxworth is an ideal picturesque semi rural location and it is within close proximity to the beautiful Fernilee and Errwood reservoirs and the historic Peak Forest Canal at its heart. The larger town of Whaley Bridge has a good selection of shops, cafes, restaurants and schools both in Buxworth and neighbouring Whaley Bridge and Chinley. There are good commuter links to Manchester and the surrounding towns, by both rail and bus.

DIRECTIONS
SAT NAV SK23 7NS

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



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