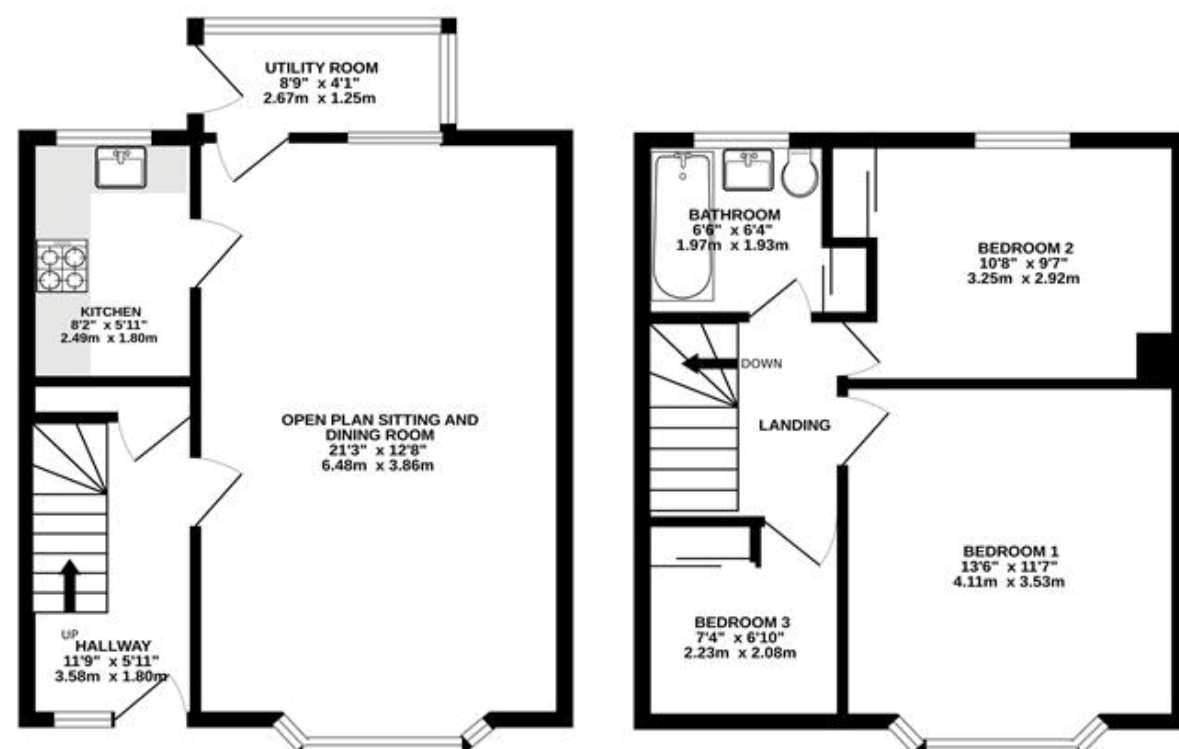


GROUND FLOOR
439 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 839 sq.ft. (77.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metroplex ©2025



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

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gascoignehalman.co.uk



GASCOIGNE HALMAN

A TRADITIONAL BAY FRONTED mid terrace property which is located on a popular Avenue close to the Town. The property has good living accommodation and THREE BEDROOMS. Externally there are good gardens to the front and rear with DISTANT VIEWS.

- TRADITIONAL BAY FRONTED MID TERRACE PROPERTY
- LOCATED WITHIN A POPULAR NO THROUGH AVENUE
- HAVING A RECEPTION HALLWAY
- BRIGHT SPACIOUS SITTING AND DINING ROOM PLUS FITTED KITCHEN
- THREE BEDROOMS AND A BATHROOM

- GARDENS TO THE FRONT AND REAR WITH DISTANT VIEWS, SHED AND OUTBUILDING
- CLOSE TO THE TOWN WITH GOOD AMENITIES AND COMMUTER LINKS
- GAS CENTRAL HEATING AND DOUBLE GLAZING

£239,995

7 ORCHARD AVENUE

Whaley Bridge



DESCRIPTION

This bright spacious home has the pleasure of gas central heating, double glazing, an entrance hallway and the privilege of a utility conservatory style porch at the rear. The accommodation has been well looked after and provides a reception hallway with a staircase to the first floor, bay fronted sitting room with fireplace and is open to a spacious dining area. There is a fitted kitchen and a large conservatory style utility to the rear which offers distant views. The second floor landing leads you to two double bedrooms and a further single bedroom. In addition there is a bathroom.

Externally to the front of the property there is a gated and hedged entrance with steps and pathway that lead down to the property incorporating a lawn and gravelled garden areas with established shrubs and hedging. The rear garden is enclosed with steps from the back door to a manageable flagged garden with shed, outbuilding and gated access. The property is a short distance to the town offering excellent day to day amenities, cafes, primary schools and the Peak Forest Canal.

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 7AH

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 C

VIEWING

Viewing strictly by appointment through the Agents.

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



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