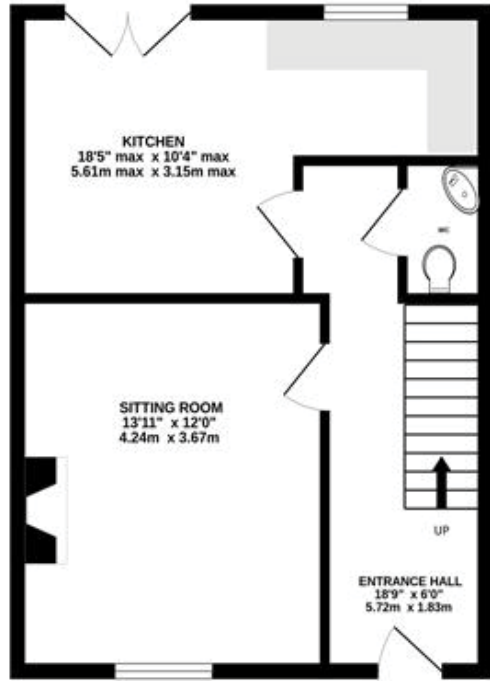
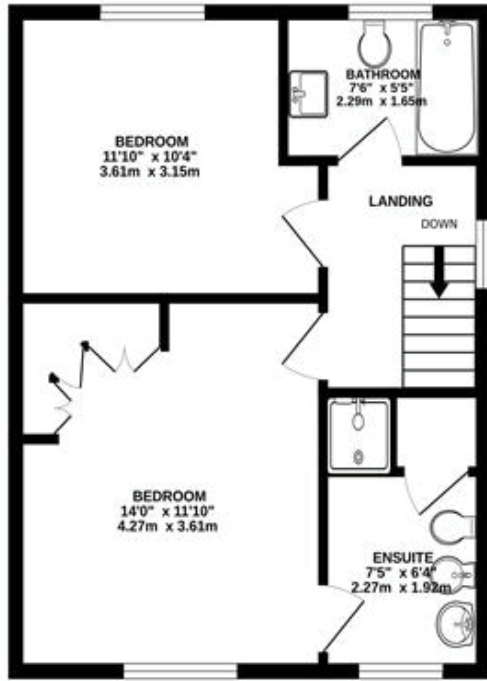


**16 WHARF ROAD**  
Whaley Bridge  
**£275,000**

GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropia ©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  
01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk



A MODERN STYLE MEWS PROPERTY located within a quiet backwater in Whaley Bridge. Offering surprisingly spacious accommodation with excellent living and dining kitchen spaces and TWO DOUBLE BEDROOMS and TWO bathrooms. The property has an enclosed garden to the rear, GARAGE and DRIVEWAY

**GASCOIGNE HALMAN**



- END MODERN MEWS PROPERTY WITH DG AND GCH
- LOCATED WITHIN A QUIET BACKWATER VERY CLOSE TO THE TOWN
- CLOSE TO AMENITIES AND COMMUTER LINKS
- SITTING ROOM AND FITTED DINING KITCHEN WITH PATIO DOORS

- TWO BEDROOMS, EN-SUITE TO MAIN BEDROOM PLUS FURTHER BATHROOM
- ENCLOSED PAVED GARDEN AREA TO THE REAR
- GARAGE AND DRIVEWAY PLUS FURTHER DRIVEWAY POTENTIAL
- RECEPTION HALLWAY AND ground floor CLOAKS/WC

**£275,000**

**16 WHARF ROAD**

Whaley Bridge



#### DESCRIPTION

Built around the early 2000's this bright spacious end mews style property with the privilege of potential further parking is well presented throughout and has the benefit of double glazing and gas central heating. The property also has the pleasure of being a short distance to the center of Whaley Bridge town which has excellent shopping facilities, cafes, Peak Forest Canal and primary schools. The accommodation provides a good sized reception hallway with understairs cloaks/wc and a staircase to the first floor. The sitting room has a large picture double glazed window and a feature fireplace plus there is a fitted dining kitchen with double

opening double glazed patio doors to the garden. The first floor landing leads you to two double bedrooms, the front bedroom has en-suite shower facilities plus there is a further bathroom. Externally to the rear of the property there is an easy manageable mainly paved enclosed garden area. In addition the property has a detached garage and parking which is located directly across the road from the property. As mentioned as this is an end property it does have the potential to create driveway parking although necessary permission will be required to drop the curb etc.

#### 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 7AD

#### TENURE

Leasehold 999 years from Jan 1995 - 969 years remaining. Current ground rent £25.00

#### 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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**GASCOIGNE HALMAN**