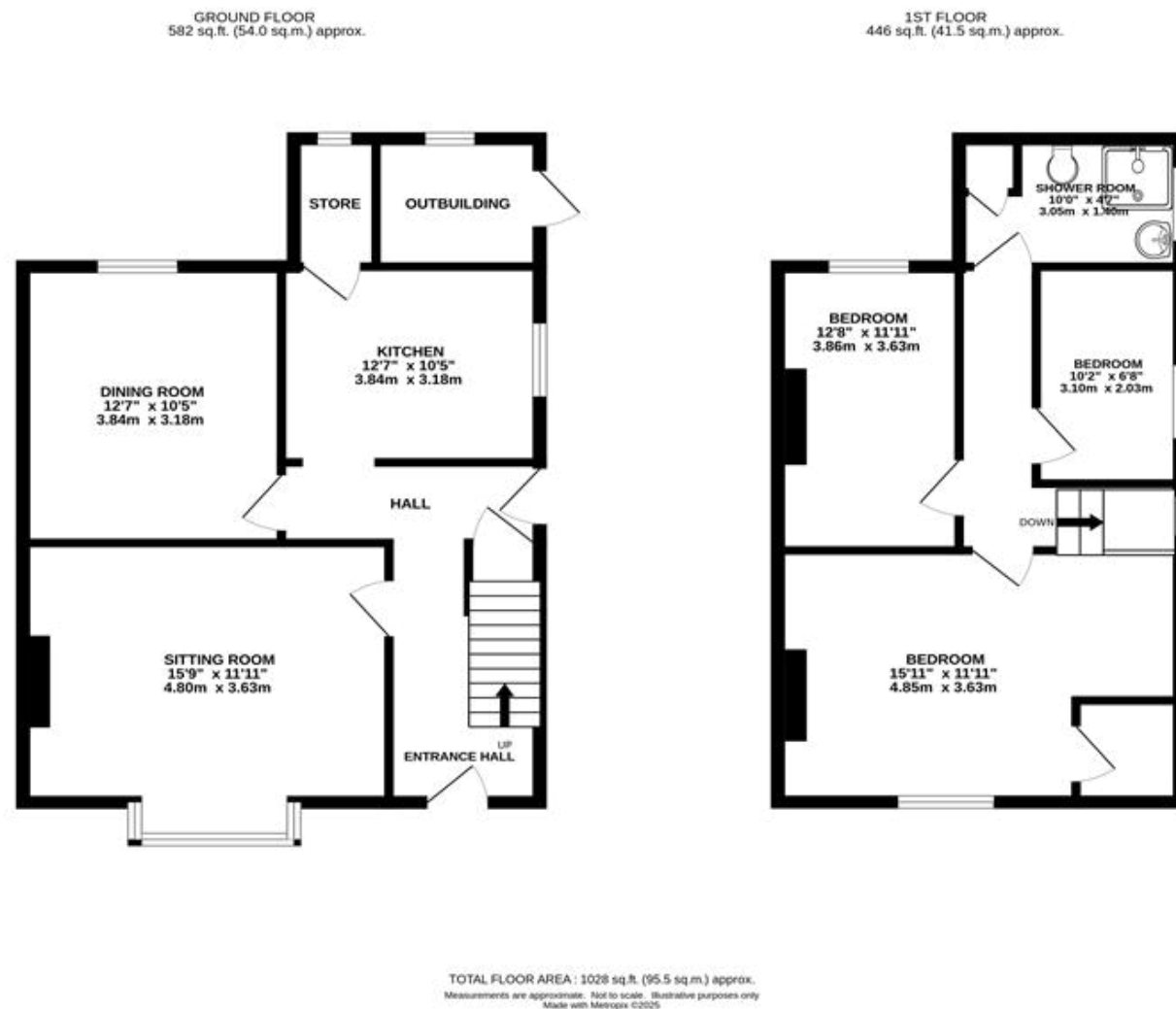


**KENTLEIGH**  
Whaley Bridge, High Peak  
**£350,000**



**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 SPACIOUS TRADITIONAL SEMI  
DETACHED HOME which requires  
modernising but offers lots of POTENTIAL.  
The property has TWO reception rooms,  
KITCHEN and THREE bedrooms. This home  
has a popular location between Whaley  
Bridge and the picturesque area of TAXAL.

**GASCOIGNE HALMAN**



- A SPACIOUS TRADITIONAL SEMI DETACHED HOME
- OFFERS LOTS OF POTENTIAL AND REQUIRING MODERNISING
- TWO RECEPTION ROOMS PLUS A KITCHEN
- THREE GENEROUS BEDROOMS AND A SHOWER ROOM

- SOUGHT AFTER LOCATION CLOSE TO TAXAL COUNTRYSIDE
- DRIVEWAY FOR AMPLE PARKING AND A GARAGE
- SET WELL BACK FROM THE ROAD WITH GOOD GARDENS TO THE FRONT AND REAR
- A SHORT DISTANCE TO COMMUTER LINKS, SHOPS AND CAFES.

**£350,000**

**KENTLEIGH**

Whaley Bridge, High Peak



#### DESCRIPTION

These properties rarely come to the market in the area and this particular semi detached property of traditional style offers the opportunity for a buyer to create their own design and style as it does require modernising. The property may also have the opportunity to extend (subject to relevant planning approvals). Located within an attractive area and on the road which leads into the stunning and rural area of Taxal where there are never ending countryside views and walks. It also has the privilege of being close to the larger town of Whaley Bridge with excellent commuter links by both bus and train, schools, shops and cafes.

The accommodation provides a reception hallway, sitting room, dining room and a kitchen. The first floor landing leads to three generous bedrooms and a shower room. Externally to the front of the property there is a garden area and driveway parking. The rear is a good size and is mainly laid to lawn, enclosed with hedging, fencing and there is a good store attached to the rear of the kitchen with external access.

#### 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 7DS

#### 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 D

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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