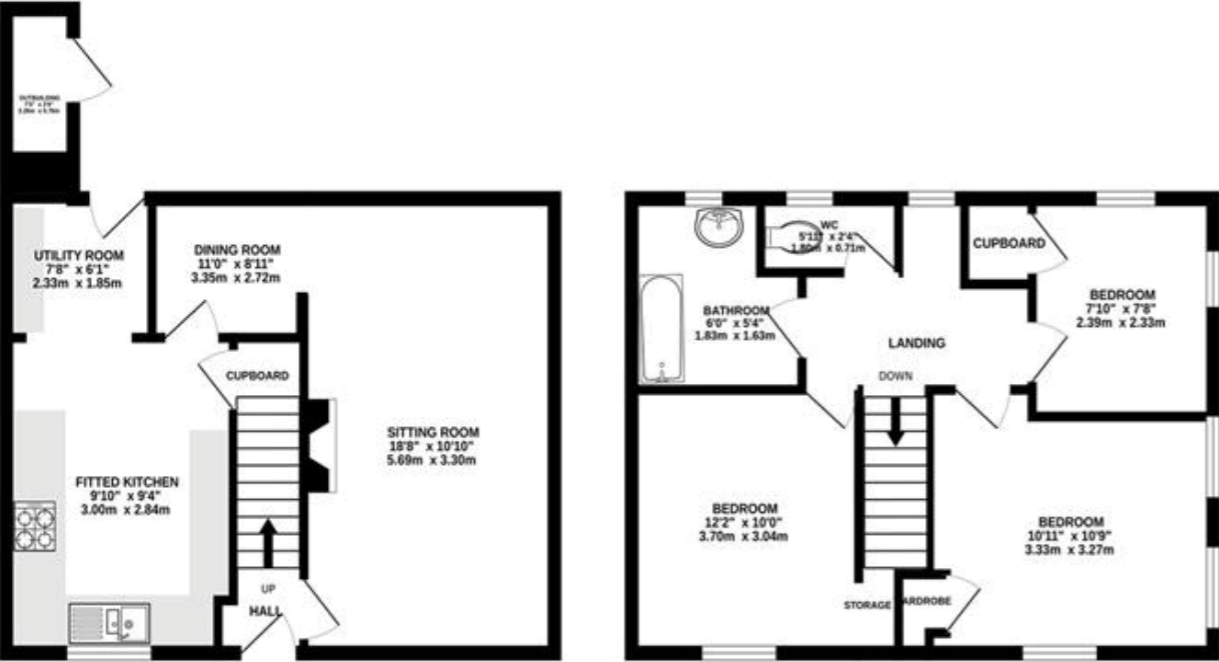


22 REDDISH AVENUE
Whaley Bridge
£239,000



TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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



BRIGHT SPACIOUS SEMI DETACHED home which is HIGHLY PRESENTED and UPGRADED throughout. Situated within a convenient CUL DE SAC location on the outskirts of the popular town of WHALEY BRIDGE with good commuter links. Offering generous open plan LIVING SPACES, FITTED KITCHEN and THREE BEDROOMS. The property has gardens to the front, side and rear.

GASCOIGNE HALMAN

- A NICELY PRESENTED AND UPGRADED SEMI DETACHED HOME
- CONVENIENT LOCATION WITHIN A CUL DE SAC
- OPEN PLAN SITTING AND DINING ROOMS
- MODERN UPGRADED COMPREHENSIVE FITTED KITCHEN WITH UTILITY AREA

- THREE BEDROOMS, BATHROOM AND SEPARATE WC
- GARDENS, FRONT, SIDE AND REAR
- POPULAR LOCATION CLOSE TO THE TOWN WITH AMENITIES AND RAIL LINKS
- VIEWING HIGHLY RECOMMENDED

£239,000

22 REDDISH AVENUE

Whaley Bridge



DESCRIPTION

This property offers bright spacious open plan living spaces with many rooms having dual aspect windows together with excellent bedroom spaces. The property has gas central heating together with double glazing and is presented to a high standard throughout and ready to move into. Located a short distance from the town which has excellent day to day shopping facilities, cafes, schools, Peak Forest Canal and excellent bus and rail services to Manchester and beyond. The accommodation provides an entrance reception area, sitting room with dual aspect windows and opens up into a dining area. In addition there is a comprehensive modern fitted kitchen with

utility area and an access door to the garden with a storage outbuilding. The first floor landing leads to three good sized bedrooms, a modern bathroom and a separate W/C. The property has the privilege of gardens to the front with flagged seating area, side and rear gardens which are laid to lawn and the rear is garden enclosed by fencing, storage outbuilding, flowering borders and a shed. Viewing this home comes highly recommended.

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

SK23 7DP

TENURE

FREEHOLD - This information is for guidance purposes only and has been provided by the seller

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 - C

VIEWING

Viewing strictly by appointment through the Agents.

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



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