

8 REDDISH LANE

Whaley Bridge

£485,000



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THE AREAS LEADING ESTATE AGENCY

Whaley Bridge

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AN IMPRESSIVE IMPOSING DETACHED HOME located within a small development close to the town and amenities INCLUDING good COMMUTER LINKS. This detached home offers THREE reception rooms plus a LOVELY CONSERVATORY, FOUR bedrooms and TWO bathrooms. The property has a wonderful corner plot position with an attractive CURVED WALL with MATURE enclosed GARDENS, double width DRIVEWAY and a DETACHED DOUBLE GARAGE.

GASCOIGNE HALMAN

- IMPOSING DETACHED WHICH WAS PREVIOUSLY CROSBY HOME'S SHOW HOME
- PART OF A SMALL SELECT NO THROUGH ROAD DEVELOPMENT
- LOCATED ON THE EDGE OF THE TOWN AND COUNTRYSIDE
- THREE RECEPTION ROOMS PLUS A CONSERVATORY AND FITTED BREAKFAST KITCHEN



- FOUR GENEROUS BEDROOMS (THE MAIN WITH EN-SUITE SHOWER ROOM) PLUS A FURTHER FAMILY BATHROOM
- ATTRACTIVE CURVED WALL SPACIOUS ENCLOSED REAR GARDEN
- MATURE PLANTED FRONT GARDEN, DOUBLE WIDTH DRIVEWAY AND A DETACHED DOUBLE GARAGE



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DESCRIPTION

This imposing detached home was originally the show home to the opening of the Crosby Home development which is a small select estate with a small number of similar properties. The Development and this particular property has a no through road position and is within a short distance of the popular town that offers good day to day amenities including shops, cafes, two primary schools, Peak Forest Canal and excellent bus and rail links to Manchester and beyond. Located on the edge of countryside the property has an appealing exterior appearance, gas central heating coupled with double glazing. This home has been lovingly cared for but gives

the potential new owner lots of scope to create their own style and layout. The accommodation offers an open storm porch, reception hallway, cloaks/wc., utility room, fitted kitchen, study/office, dining room, spacious sitting room with patio doors into the conservatory which overlooks the walled garden. The first floor split landing leads you to four generous bedrooms, the main bedroom having fitted wardrobes and en-suite shower room facilities. The second bedroom also has fitted furniture and there is a further family bathroom. Externally there is a mature garden to the front with specimen trees/conifers and is lawn. At the side of the front garden there is a double width driveway which leads to the double

garage with power and lighting. The rear garden is a good size and is enclosed by a curved stone wall. Within the shaped garden which is mainly laid to lawn with mature herbaceous borders and a large patio area. There are some distant views.

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 7DW

TENURE

FREEHOLD - This 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 - BAND E

VIEWING

Viewing strictly by appointment through the Agents.

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



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