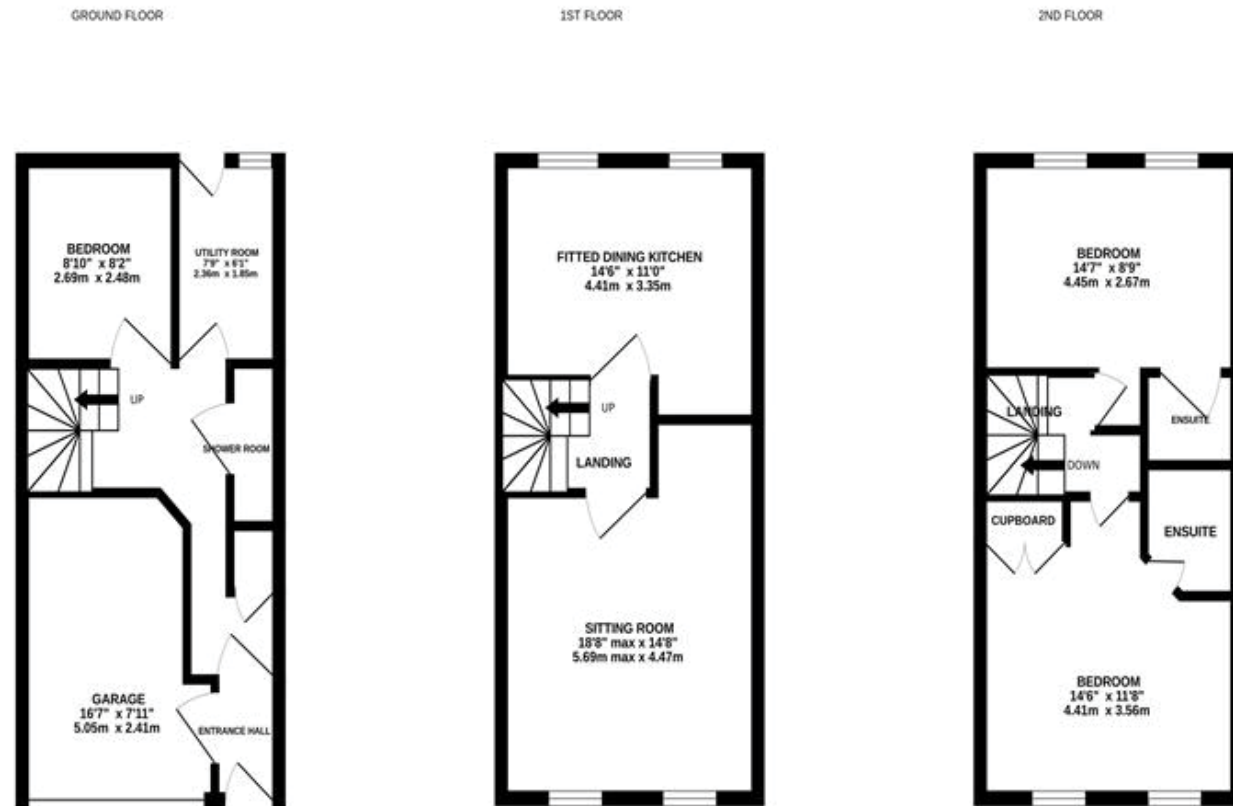


20 MEVRIL SPRINGS WAY
Whaley Bridge
£295,000



Measurements are approximate. Not to scale. Illustrative purposes only
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NOTICE
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THE AREAS LEADING ESTATE AGENCY

Whaley Bridge
15, Market Street, WHALEY BRIDGE SK23 7AA
01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk



***** NO ONWARD CHAIN *****
A modern built THREE STOREY END Town House situated in a quiet cul-de-sac location within a small development close to the popular Town of Whaley Bridge with good COMMUTER LINKS. Offering excellent BRIGHT SPACIOUS ACCOMMODATION with excellent LIVING AND DINING/ KITCHEN SPACES and THREE bedrooms, THREE bath/shower rooms. Externally there is TWO/THREE CAR DRIVEWAY PARKING and a GARAGE

GASCOIGNE HALMAN

- AN END MODERN PROPERTY WITHIN A QUIET CUL DE SAC
- ACCOMMODATION SET OUT OVER THREE FLOORS
- LOCATED CLOSE TO THE TOWN WITH GOOD AMENITIES AND COMMUTER LINKS
- EXCELLENT LIVING AND DINING KITCHEN SPACES

- THREE BEDROOMS AND THREE BATH/SHOWER ROOMS ON GROUND AND SECOND FLOORS
- DRIVEWAY PARKING PLUS AN INTEGRATED GARAGE
- UTILITY ROOM ON THE GROUND FLOOR
- ENCLOSED REAR GARDEN OVERLOOKING COMMUNAL GREEN SPACE TO THE SIDE

£295,000

20 MEVRIL SPRINGS WAY

Whaley Bridge



DESCRIPTION

This modern built three storey town house which is situated within a quiet cul-de-sac location and is at the end overlooking green space to the side. The development is small and made up of similar types of properties and it is close to the town of Whaley Bridge which offers excellent amenities, cafes, schools, Peak Forest Canal and bus/rail links into Manchester and beyond. The accommodation is nicely presented throughout and provides to the ground floor an entrance vestibule, reception hallway with integral access to the garage, shower room, utility room, bright spacious bedroom/office.

The first floor level has a spacious sitting room with library/study area and there is a fitted kitchen with dining area. The second floor level has a landing area, one double bedroom with an en-suite bathroom and a further double bedroom with an en-suite shower room. There is also lots of spacious loft storage. The property has double glazing and is warmed by gas central heating. Externally the property is located at the end of this small cul de sac where there is communal green space and the property has a driveway to the front which provides parking for two/three cars. In addition there is a single garage which can be accessed both internally and externally. The rear garden is enclosed by walling and fencing with planted areas and a sun terrace.

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

For SatNav purposes: SK23 7GZ

TENURE

Leasehold 890 years from 2002 - 867 years remaining. Ground rent £75 pa and £145.00 pa service charge

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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