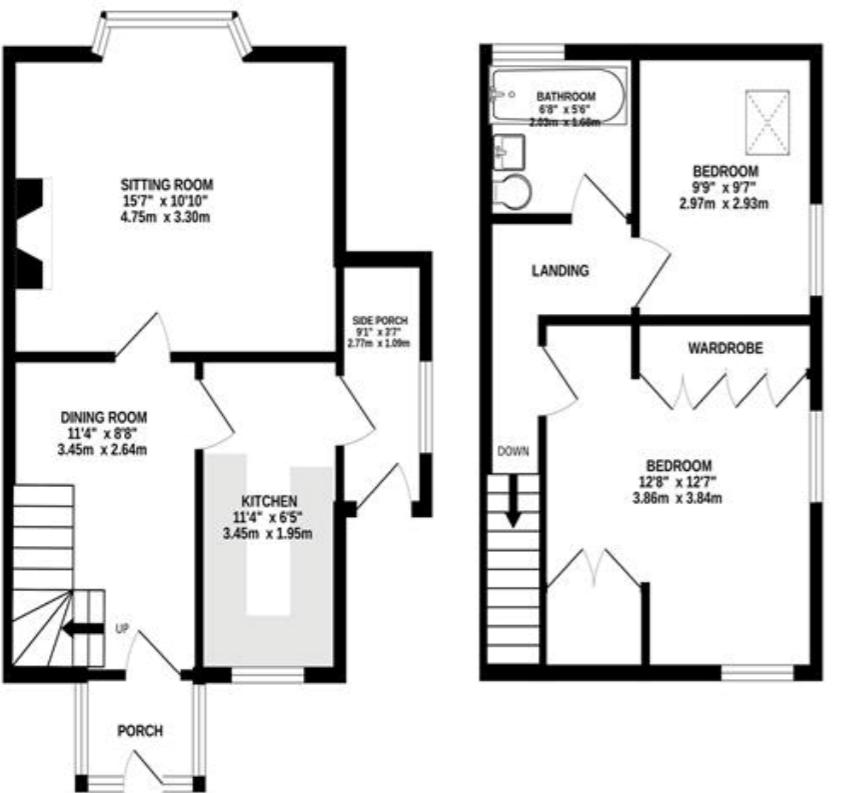


GROUND FLOOR
393 sq.ft. (36 sq.m.) approx.1ST FLOOR
335 sq.ft. (31.2 sq.m.) approx.

TOTAL FLOOR AREA: 728 sq.ft. (67.6 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

A TRADITIONAL SEMI DETACHED home requiring some upgrading. The property has bright spacious living and TWO GENEROUS BEDROOMS. Externally the property has GARDENS, driveway and garage. Located within a quiet cul-de-sac on the edge of the popular town with good amenities and commuter links.



GASCOIGNE HALMAN

- A TRADITIONAL SEMI DETACHED HOME
- WELL MAINTAINED BUT REQUIRING SOME UPGRADING
- TWO RECEPTION ROOMS PLUS FITTED KITCHEN
-

- TWO DOUBLE BEDROOMS AND A BATHROOM
- GARDENS, DRIVEWAY AND GARAGE
- SHORT DISTANCE FROM THE TOWN WITH EXCELLENT AMENITIES

£ 2 6 5 , 0 0 0

2 B M E V R I L R O A D

W h a l e y B r i d g e



DESCRIPTION

This is a lovely home with excellent living and bedroom spaces plus a super quiet location within a cul de sac and is now ready for some upgrading. Located on the edge of the popular town of Whaley Bridge which provides excellent day to day shops, cafes, Peak Forest Canal, countryside scenery and good commuter links by both bus and rail. The property has a good off road location with gardens, driveway, parking and the privilege of a garage. The accommodation provides an entrance porch, dining room, fitted kitchen and sitting room with feature bay window. In addition from the kitchen there is a side porch to the gardens and garage.

The first floor landing leads to two generous bedrooms, the main bedroom having fitted wardrobes. Plus, a family bathroom.

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 7JS

TENURE

Leasehold - 999 years from March 1926 - 900 years remaining. The Land Registry document records ground rent £5

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.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K