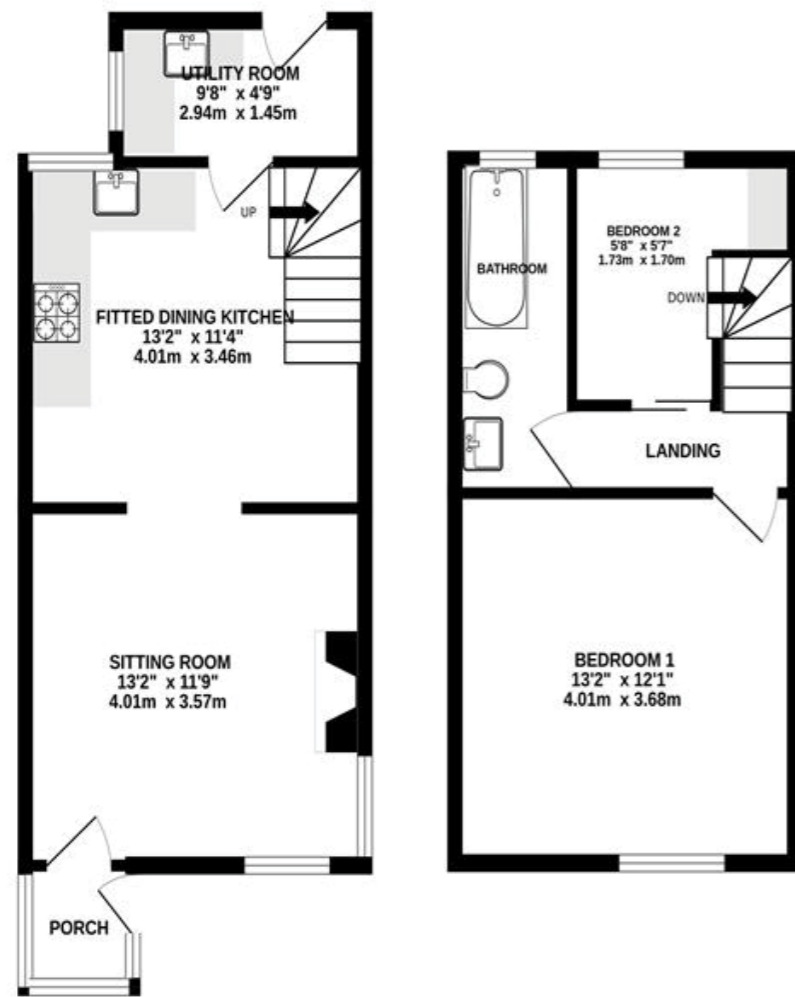


50 MACCLESFIELD ROAD
 , Whaley Bridge
£239,000

GROUND FLOOR
 358 sq.ft. (33.3 sq.m.) approx.

1ST FLOOR
 303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq.ft. (61.5 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropac ©2020



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



*** VIEWING ADVISED ***

A FABULOUS and charming STONE END OF TERRACE HOME offering wonderful upgraded HOMELY ACCOMMODATION including a fitted dining/kitchen, Sitting Room, Utility and TWO BEDROOMS. The property has recently been UPGRADED and the property has an UNUSUALLY SPACIOUS GARDEN with roof top VIEWS. The location is popular and convenient a short distance from amenities and COMMUTER LINKS.

EPC: D Council Tax band B.

GASCOIGNE HALMAN

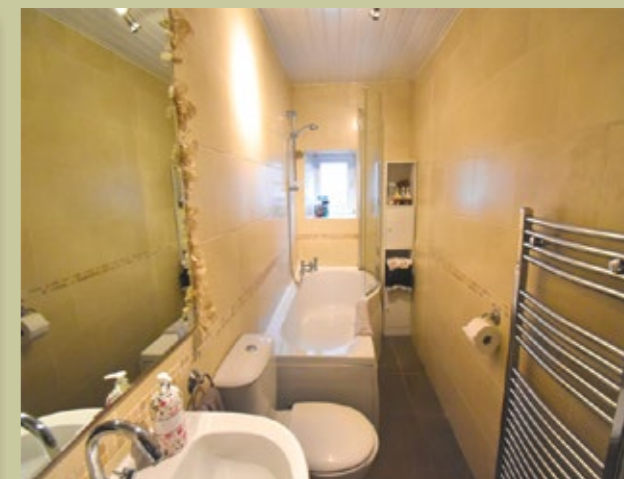
- A WONDERFUL STONE END OF TERRACE PROPERTY
- NICELY PRESENTED THROUGHOUT WITH RECENT UPGRADES
- POPULAR AND CONVENIENT LOCATION CLOSE TO AMENITIES AND COMMUTER LINKS
- SITTING ROOM WITH FEATURE FIREPLACE/MULTI FUEL STOVE

- NEW FITTED KITCHEN WITH DINING AREA AND REAR UTILITY
- TWO BEDROOMS, BATHROOM AND A LOFT ROOM
- GOOD SIZED GARDEN AND HILL TOP VIEWS
- VIEWING STRONGLY ADVISED

£239,000

50 MACCLESFIELD ROAD

Whaley Bridge



DESCRIPTION

We are delighted to offer this well presented stone end of terrace property which has a lovely homely and cozy feel as you enter. The property has had many recent upgrades to include new boiler, new roof, some new plastering and upgrades to the loft room with access from the landing which is a very useful addition to this very pleasant home. A special mention must be made to the fact that there is a spacious garden/sun terrace, which adds to the charm and character of this property together with bin, wood store and shed spaces plus there are distant views.

The accommodation on offer provides an entrance porch, sitting room with dual aspect windows, feature fireplace recess with stone hearth and inset multi fuel stove and there is an attractive stone archway through to the newly fitted kitchen with a dining area. From the Dining/Kitchen there is access to the utility/cloaks. The first floor landing has ladder access to the loft room with lighting and there are two bedrooms plus a bathroom. Externally there is gated access from the footpath which leads to the small row of cottages and then a gate into a private garden which is mainly laid to lawn and a large 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
SAT NAV: SK23 7DH

TENURE

LEASEHOLD - 999 years from 1907 - 880 years remaining. 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 B
VIEWING
Viewing strictly by appointment through the Agents.

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



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