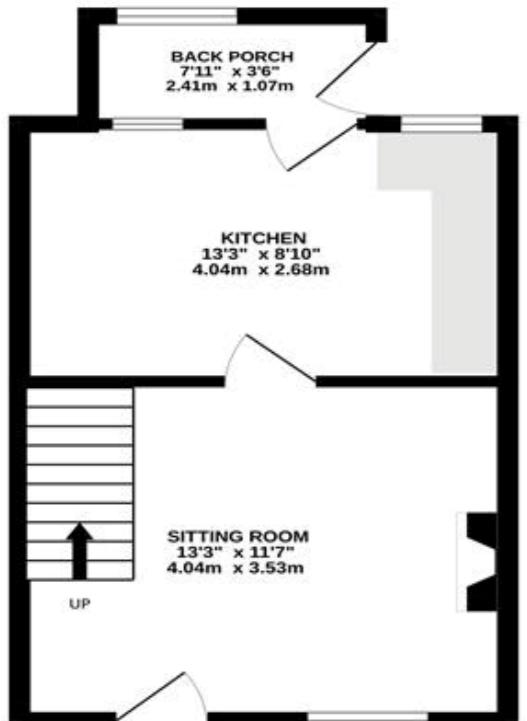
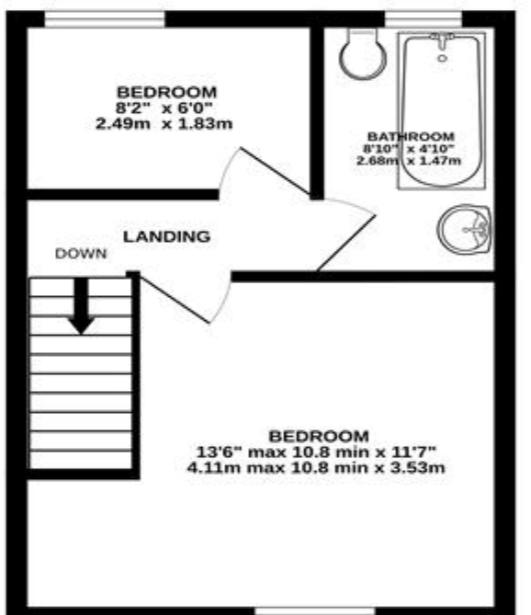


GROUND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR  
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.0 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](mailto:whaley@gascoignehalman.co.uk)

[gascoignehalman.co.uk](http://gascoignehalman.co.uk)



A STONE MID TERRACE COTTAGE which requires some upgrading. The property has LIVING AND DINING/KITCHEN spaces and

TWO bedrooms. Externally the property has the benefit of a good sized garden with distant VIEWS. Located minutes from the popular town with good amenities and COMMUTER LINKS.



GASCOIGNE HALMAN

- STONE MID TERRACE PROPERTY
- POPULAR AND IDEAL LOCATION CLOSE TO THE TOWN
- REQUIRING MODERNISATION

- SITTING ROOM, FITTED KITCHEN WITH DINING AREA AND REAR PORCH
- TWO GOOD SIZED BEDROOMS AND A BATHROOM
- SPACIOUS REAR GARDEN WITH DISTANT VIEWS AND FLAGGED TERRACE AREA

£ 195,000

31 OLD ROAD

Whaley Bridge



#### DESCRIPTION

This is a great opportunity for a buyer to create their own style internally and this stone mid terrace property has an ideal location which is a short distance from the town that has good shopping amenities, schools, Peak Forest Canal, countryside walks and excellent bus and train links to larger towns and cities. The property is ready for an upgrade and it does have double glazing and gas central heating. The accommodation provides a sitting room with front facing window, a fitted kitchen with a dining area and a rear porch which houses the central heating boiler and provision for a washing machine.

The stairs from the sitting room gives access to the first floor which offers two bedrooms and a bathroom. Externally the property has a flagged area which leads down to a large currently overgrown garden.

#### 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 7HS

#### TENURE

FREEHOLD  
**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.

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