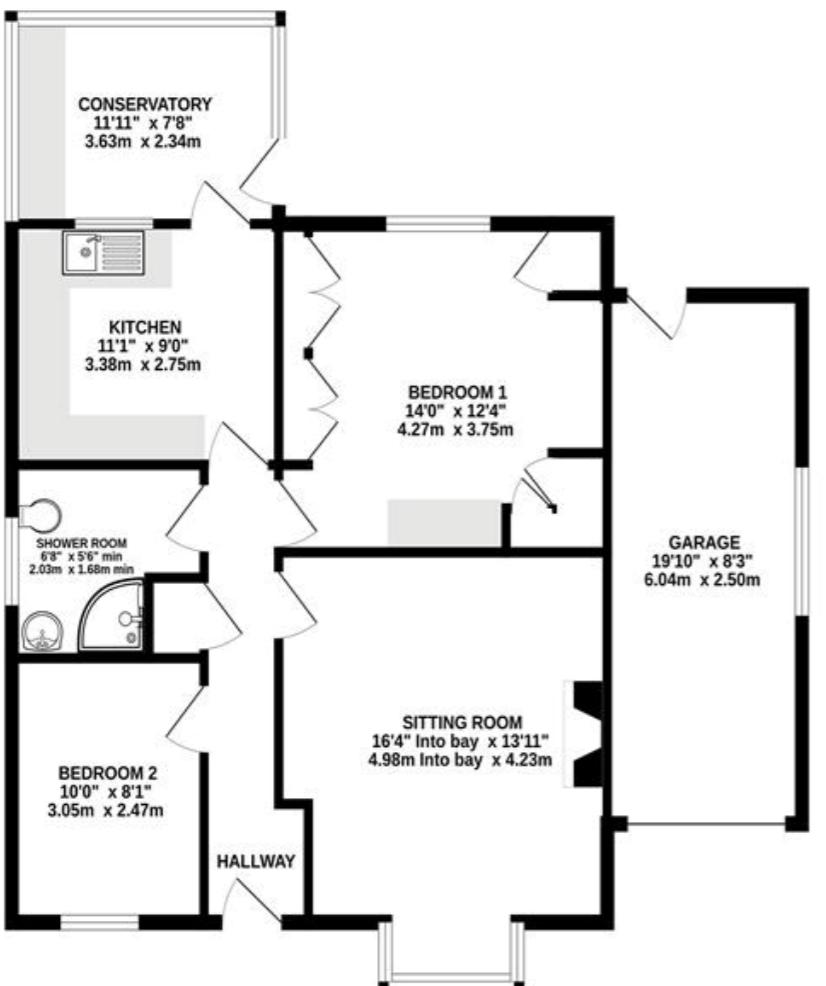


GROUND FLOOR  
913 sq.ft. (84.8 sq.m.) approx.

35 WOODBROOK

Whaley Bridge

£ 3 95 , 000



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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)

\*\*\* NO CHAIN \*\*\*

A DELIGHTFUL DETACHED BUNGALOW which is located within a small quiet residential cul de sac development which is minutes from the TOWN offering excellent amenities including public transport links and the Peak Forest Canal.

The property is HIGHLY MAINTAINED and PRESENTED throughout with DOUBLE GLAZING, GAS CENTRAL HEATING, TWO BEDROOMS, SPACIOUS SITTING ROOM, CONSERVATORY,

GARDENS AND GARAGE.

\*\*\* VIEWING RECOMMENDED \*\*\*



GASCOIGNE HALMAN

- A TRUE DETACHED BUNGALOW
- LOCATED WITHIN A SMALL QUIET CUL DE SAC
- MINUTES FROM THE TOWN WITH GOOD AMENITIES AND PUBLIC TRANSPORT LINKS
- SITTING ROOM, FITTED KITCHEN AND CONSERVATORY

- TWO BEDROOMS AND A SHOWER ROOM
- WELL PRESENTED THROUGHOUT WITH DOUBLE GLAZING AND GAS CENTRAL HEATING
- GARDENS FRONT AND REAR, DRIVEWAY AND A GARAGE
- VIEWING STRONGLY ADVISED

£ 395,000

35 WOOD BROOK

Whaley Bridge



This detached bungalow not only has a privileged location within a short walk to the town but it has bright spacious highly presented homely accommodation ready for a buyer to move into. Warmed by gas central heating which is complimented by having double glazing the accommodation provides a reception hallway, sitting room with bay window and feature fireplace, fitted kitchen with a comprehensive range of units including some integrated appliances and there are two generous sized bedrooms with a range of fitted furniture to the main bedroom including a concealed desk/work area. The property has a shower room.

An added bonus to this home is a wonderful conservatory off the kitchen which doubles as a dining area and/or sitting area with access to the garden. Outside the bungalow has a garden area and a driveway to the side of the property for off road parking which leads to the attached garage. The rear garden is fully enclosed and has been created for ease of maintenance which is flagged with raised herbaceous borders, enclosed by fencing and there is a rear access door to the garage plus a gated access to the side. The sale of this property is subject to completion of a Grant of Probate. Please seek an update from the Branch or your Legal Representative with regards to the potential time frames involved.

#### 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 7NT

#### 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 D

#### VIEWING

Viewing strictly by appointment through the Agents.