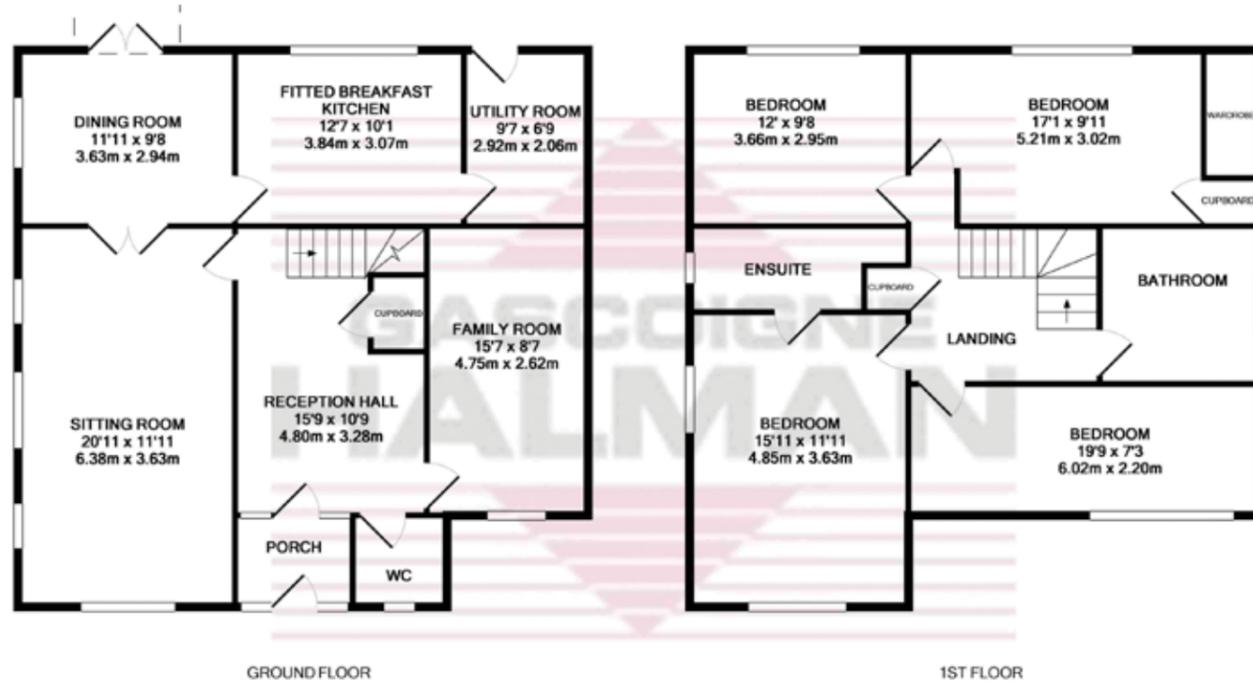
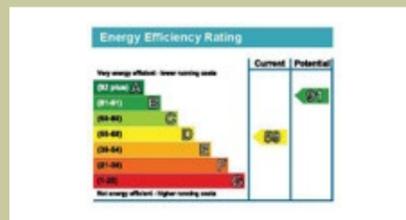


**RESERVOIR ROAD**  
Whaley Bridge  
**OFFERS IN EXCESS OF**  
**£450,000**



Measurements are approximate. Not to scale. Illustrative purposes only.  
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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



This modern detached property which is beautifully presented offers extremely bright spacious accommodation over two floors and the most wonderful sought after location which is within short walking distance of the train station, canal basin, shops and cafes. As you enter you will be PLEASANTLY SURPRISED at the extensive accommodation this home offers. There are four bedrooms, en-suite, bathroom and three reception rooms plus a fitted dining kitchen. The garden is private plus a balcony with views across the Town. Viewing this family home comes highly recommended.  
EPC: D Council Tax band: F

**GASCOIGNE HALMAN**

- BEAUTIFUL LARGE RECEPTION AREA, CLOAKS/W.C. AND UTILITY ROOM
- ARCHITECT DESIGNED DETACHED RESIDENCE WITH DECEPTIVELY BRIGHT SPACIOUS FAMILY ACCOMMODATION
- SOUGHT AFTER LOCATION WITHIN WALKING DISTANCE OF SHOPS, CAFES AND FREQUENT RAIL LINKS TO MANCHESTER



- PICTURESQUE PRIVATE SETTING WITH TIERED GARDENS, ROOFTOP VIEWS AND A BALCONY
- THREE RECEPTION ROOMS PLUS A FITTED BREAKFAST KITCHEN
- FOUR BEDROOMS, EN-SUITE PLUS A FAMILY BATHROOM



**OFFERS IN EXCESS OF  
£450,000**

**RESERVOIR ROAD**  
Whaley Bridge



Just a short stroll from all the popular amenities of this picturesque Town is this individual modern detached home which was built by the current owner in 1992. The property has bright spacious living accommodation and benefits from gas central heating and double glazing. The accommodation provides a porch, large reception hallway, cloaks/w.c., family room, sitting room, dining room with access to a railed balcony, fitted breakfast kitchen and a utility room. The first floor has four good sized bedrooms, en-suite plus a family bathroom and the possibility of converting a large boarded loft room (subject to Building Regulations Approval). There is a loft ladder with access to a large loft area.

Outside the rear well stocked garden is tiered and very private. The front provides off road parking facilities for two cars.

**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 7BL

**TENURE**

FREEHOLD - This information is for guidance 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 F

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**