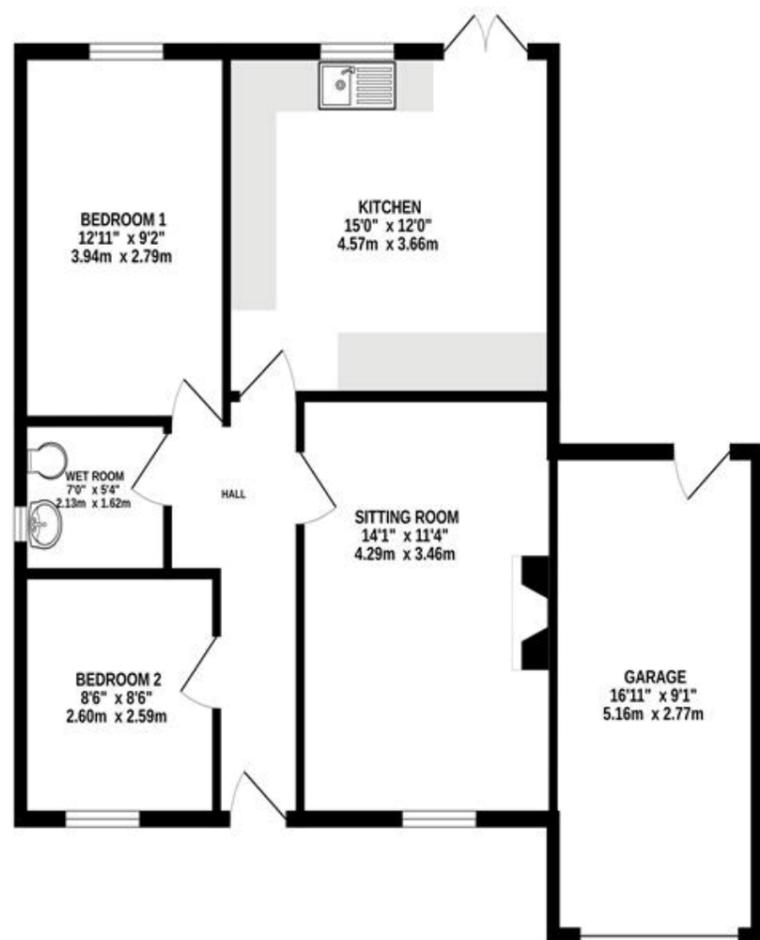


2 WHARF COURT
Whaley Bridge
£299,000

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 12025



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 LOVELY LINK DETACHED BUNGALOW which has a good CORNER PLOT POSITION with gardens to the side and rear. The Bungalow has accommodation to the ground floor ONLY and offers SPACIOUS LIVING AND DINING KITCHEN SPACES and TWO DOUBLE BEDROOMS. The Location is within a QUIET cul-de-sac and is very central for the town with good amenities and rail/bus links. There is LOTS off road parking and a GARAGE.

GASCOIGNE HALMAN

- A TRUE MODERN STYLE LINK DETACHED BUNGALOW
- SITUATED WITHIN A SMALL AND QUIET CUL DE SAC
- LOCATED A SHORT DISTANCE TO THE TOWN WITH GOOD AMENITIES AND BUS/RAIL LINKS
- NICELY PRESENTED AND WELL MAINTAINED INTERNALLY AND EXTERNALLY

- SITTING ROOM AND SPACIOUS FITTED DINING KITCHEN
- TWO DOUBLE BEDROOMS AND A SHOWER ROOM
- GARDENS TO THE SIDE AND REAR WITH SHEDS AND NOT OVERLOOKED
- GENEROUS DRIVEWAY PARKING, CAR CHARGING POINT AND A GARAGE

£299,000

2 WHARF COURT

Whaley Bridge



DESCRIPTION

The bungalows on this small cul de sac development do not come for sale very often so we are pleased to offer this delightful modern style link detached bungalow with an excellent corner plot with gardens and parking to the front side and rear and is not overlooked. The bungalow has a popular location as it is a short walk into the town offering comprehensive shopping amenities including day to day shopping facilities, cafes, Dr's Surgery, schools, Peak Forest Canal and excellent frequent bus and rail links to larger towns and Manchester including Manchester International Airport.

The property is nicely presented both externally and internally and benefits from double glazing which is complimented by gas central heating. The accommodation provides a reception hallway with cupboard, sitting room with fireplace, spacious fitted dining kitchen with double glazed french doors to the garden, two excellent double bedrooms and a wet room. Externally there is a driveway to the front for off road parking of several cars with a charging point plus there are manageable mature enclosed gardens which wrap around the property. There is a single garage, large shed and a further shed. Viewing this bungalow comes highly recommended.

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 7BJ

TENURE

LEASEHOLD - 999 years from January 1995 - 969 years remaining. Ground rent £15.00 pa

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.

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



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