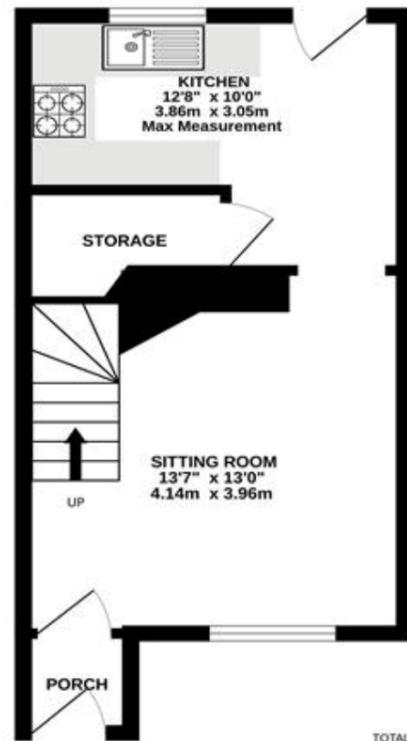
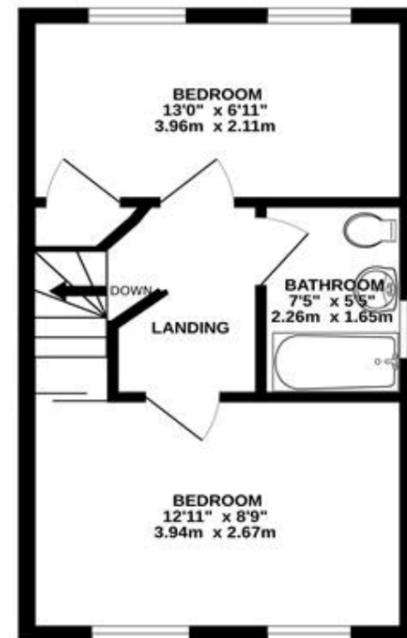


**17 WOODBROOK**  
Whaley Bridge  
**£242,500**

GROUND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2024



**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



LOCATED WITHIN A TUCKED AWAY cul-de-sac plot is this modern style SEMI DETACHED HOME which offers larger than average gardens extending to the side and nicely presented accommodation. Having bright living and kitchen spaces plus TWO BEDROOMS. The property has a DRIVEWAY FOR THREE CARS and is located a short walk in to the popular town of Whaley Bridge with good amenities and commuter links.

**GASCOIGNE HALMAN**

- A MODERN SEMI DETACHED HOME
- LOCATION WITHIN A QUIET CUL-DE-SAC
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- ENTRANCE, SITTING ROOM AND KITCHEN/DINING AREA

- TWO GENEROUS BEDROOMS AND A BATHROOM
- LOVELY ENCLOSED AND PRIVATE REAR GARDEN WHICH EXTENDS TO THE SIDE
- DRIVEWAY PARKING FOR THREE CARS
- CLOSE TO THE AMENITIES OF THE TOWN AND RAIL/BUS LINKS

**£242,500**

**17 WOODBROOK**

Whaley Bridge



This delightful semi-detached home was built around the late 80's, offers easy manageable upgraded accommodation together with a central town location close to all the amenities and commuter links. The well-presented accommodation includes the recent installation of a new boiler, and offers a reception area, sitting room with bay window and a fitted kitchen/dining with double glazed patio door to the garden. The upper floor landing leads you to two generous bedrooms and a bathroom. Externally this property has a nice tucked away location within this cul-de-sac and to the front it offers a garden area with paving and a driveway for parking of three cars.

The rear garden also extends to the side of the property and provides a paved area together with a lawn garden. The garden is enclosed with mature planting and there is an ornamental pond. The side has space for a shed/greenhouse. The town of Whaley Bridge has excellent shopping facilities, cafes, schools, Peak Forest Canal, countryside walks and excellent commuter links by both rail and bus to major towns and cities including Manchester Airport.

**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

**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

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**