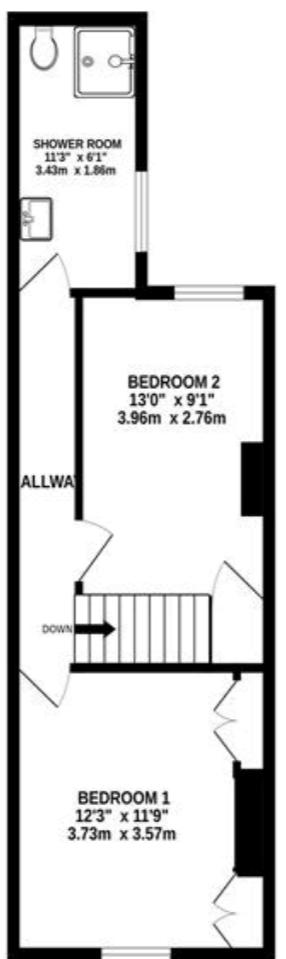
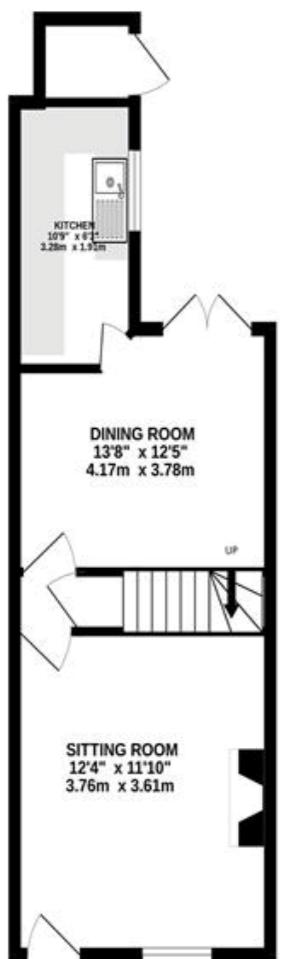


GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.

TOTAL FLOOR AREA : 761 sq.ft. (70.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Bungalow 62025.



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



*** VIEWING ADVISED ***

This stone terrace property is absolutely DELIGHTFUL and has been UPGRADED and is presented to a high standard throughout. The property offers a living room, contemporary dining room and fitted kitchen. There are two generous DOUBLE BEDROOMS and a modern WET room. Externally there is an enclosed courtyard garden and communal space beyond. Located minutes from the popular town with excellent amenities and COMMUTER LINKS.



GASCOIGNE HALMAN

- A BEAUTIFULLY PRESENTED STONE TERRACE PROPERTY
- RECENTLY MODERNISED AND UPGRADED TO A HIGH STANDARD
- LOCATED WITHIN MINUTES OF THE TOWN WITH EXCELLENT AMENITIES AND COMMUTER LINKS
- TWO RECEPTION ROOMS PLUS FITTED KITCHEN

- TWO GENEROUS BEDROOMS, THE MAIN WITH FITTED FURNITURE
- NEWLY INSTALLED WET ROOM
- ENCLOSED COURTYARD AND STONE STORAGE
- VIEWING STRONGLY ADVISED

£ 239,000

14 OLD ROAD

Whaley Bridge



DESCRIPTION

This absolutely wonderful stone terrace property will delight any potential buyer looking to move into a beautifully presented and recently upgraded home which also has a lovely warm homely feel as you enter. The current owners have refurbished this home to a high spec throughout to include a new roof, new floor coverings, decor, wet room and fitted kitchen with quartz work tops which co-ordinates with the contemporary dining room fitted seated island.

As you enter this turn key home it just has a lovely welcoming feel with a touch of the WOW factor. The property is warmed by gas central heating complimented

by double glazing. The accommodation provides a sitting room with feature fire, dining room which has double glazed French doors leading onto the private enclosed patio area. Plus, there is a fitted kitchen with co-ordinating worktops. The first floor landing leads to two generous double bedrooms, the main bedroom having newly installed fitted furniture and there is a contemporary newly fitted wet room with twin vanity units. The property also benefits from a fully boarded loft with fitted loft ladder for access. Externally to the rear of the property there is an enclosed courtyard with outbuilding which currently houses the dryer. There is a communal garden area which each property enjoys although this is not in the ownership of the property nor

is it part of the Land Registry Title. The property is a few minutes walk into the town which has day to day shops, cafes, restaurants, Peak Forest Canal and excellent bus and rail links to major towns and cities. This is an exceptional home and viewing is 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 7HR

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