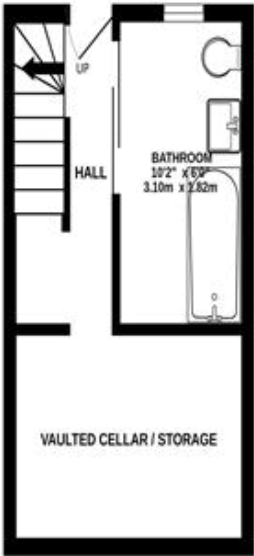
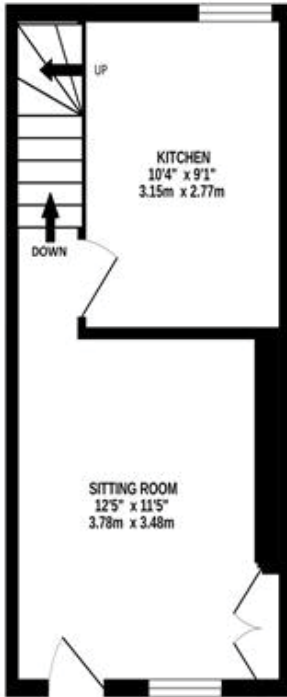


11 LOWER MACCLESFIELD ROAD
Whaley Bridge
**OFFERS OVER
£125,000**

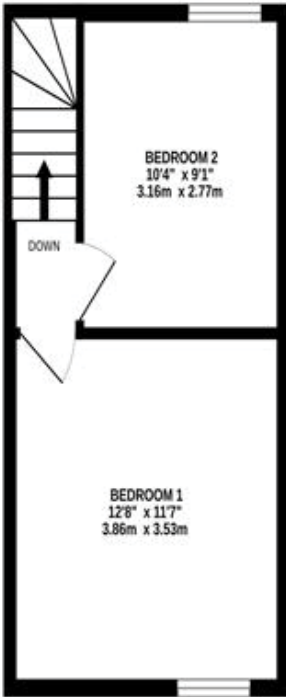
LOWER GROUND FLOOR
186 sq.ft. (17.3 sq.m.) approx.



GROUND FLOOR
262 sq.ft. (24.4 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metroplan ©2026



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 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



FOR SALE BY INFORMAL TENDER
(UNLESS PREVIOUSLY SOLD)
CLOSING DATE 3pm FRIDAY 8TH MAY 2026.

A stone terrace property requiring modernisation which offers TWO BEDROOMS and a GARDEN area to the rear. The property has close access to the popular town with good amenities and commuter links.

GASCOIGNE HALMAN

- FOR SALE BY INFORMAL TENDER BY 3PM ON FRIDAY 08/05/2026
- STONE TERRACE PROPERTY REQUIRING MODERNISATION
- STONE TERRACE PROPERTY REQUIRING MODERNISATION

- GROUND FLOOR - SITTING ROOM AND KITCHEN
- LOWER GROUND FLOOR - HALLWAY, BATHROOM AND LARGE VAULTED CELLAR/ STORAGE
- FIRST FLOOR - TWO BEDROOMS
- GARDEN AREA TO THE REAR
- VIEWING BY APPOINTMENT ONLY

OFFERS OVER £125,000 **11 LOWER MACCLESFIELD ROAD**
Whaley Bridge



A stone terrace property which requires modernising and provides to the ground floor a sitting room and a dining kitchen. The lower ground floor has a hallway and access to the garden, large vaulted cellar and a bathroom. The first landing area leads to two generous bedrooms. Externally the property has a garden to the rear. The location of this property is close o the popular town of Whaley Bridge which provides excellent shopping, cafes, restaurants, schools, Memorial Park, Peak Forest Canal and good commuter links by both rail and bus to Manchester and the Airport.

INSTRUCTIONS

Prospective purchasers are invited to submit their OFFER as set out below :-

1. Full name, address and contact details
2. Best offer
3. Information regarding the finance, whether it will be cash or or upon obtaining finance. Proof of funds will be required.

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 7DD

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.

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



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