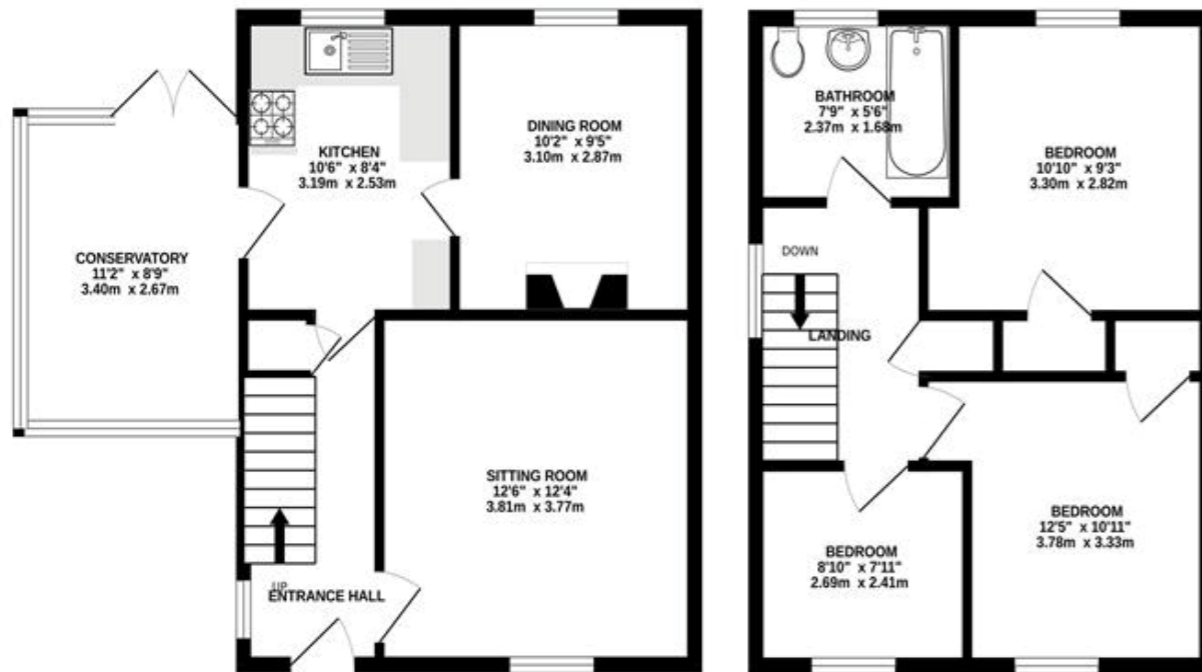


11 HOCKERLEY LANE
Whaley Bridge
£310,000

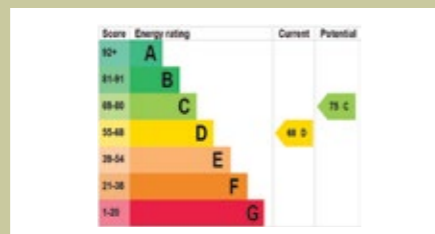


GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.3 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©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, 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



Offering a great location close to the popular town of Whaley Bridge is this corner plot SEMI DETACHED PROPERTY which has BRIGHT SPACIOUS LIVING including a CONSERVATORY, THREE BEDROOMS, GARDENS to three sides and PARKING TO THE REAR. The property is nicely presented throughout and has DISTANT VIEWS. The property is within a shot distance of commuter links

GASCOIGNE HALMAN

- TRADITIONAL SEMI DETACHED HOME
- NICELY PRESENTED THROUGHOUT WITH BRIGHT SPACIOUS ACCOMMODATION
- TWO RECEPTION ROOMS PLUS A LARGE CONSERVATORY
- THREE GENEROUS BEDROOMS AND A BATHROOM

- MATURE GARDENS TO THE FRONT, SIDE AND REAR WITH WONDERFUL PEAK DISTRICT VIEWS
- OFF ROAD PARKING TO THE REAR OF THE PROPERTY
- CLOSE TO THE TOWN WITH GOOD AMENITIES AND COMMUTER LINKS
- VIEWING HIGHLY RECOMMENDED

£310,000

11 HOCKERLEY LANE

Whaley Bridge



Offering a great location close to the popular town of Whaley Bridge is this corner plot SEMI DETACHED PROPERTY which has BRIGHT SPACIOUS LIVING including a CONSERVATORY, THREE BEDROOMS, GARDENS to three sides and PARKING TO THE REAR. The property is nicely presented throughout and has DISTANT VIEWS. The property is within a shot distance of commuter links This is a lovely semi detached home which has the privilege of mature gardens to the front, side and rear with views of the wonderful Peak District and a tree lined grass verge to the front. The property has a popular location close to all the town's amenities including shops, cafes, restaurants, Peak Forest Canal and

excellent rail links to Manchester and beyond including a bus service direct to Manchester International Airport. The well kept accommodation provides a reception hallway, sitting room, dining room with chimney breast recess and inset feature wood burning stove, fitted kitchen and a spacious conservatory with electric panel radiator and overlooking the garden with views. The first floor offers three generous bedrooms, two being double and one single plus there is a bathroom and an extra large loft access from the landing with ladder, half boarded and lighting. The accommodation has double glazing which is complimented by gas central heating. Externally the front of the property has a gated access which leads to lawn and planted gardens to the front and side

together with a central pathway which leads to the front door. The front garden is laid to lawn with planted borders and extends to the side. The rear garden is a good size with magnificent countryside views which offers a large lawn area and at the rear of the garden there is off road parking facilities.

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 7AU

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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GASCOIGNE HALMAN