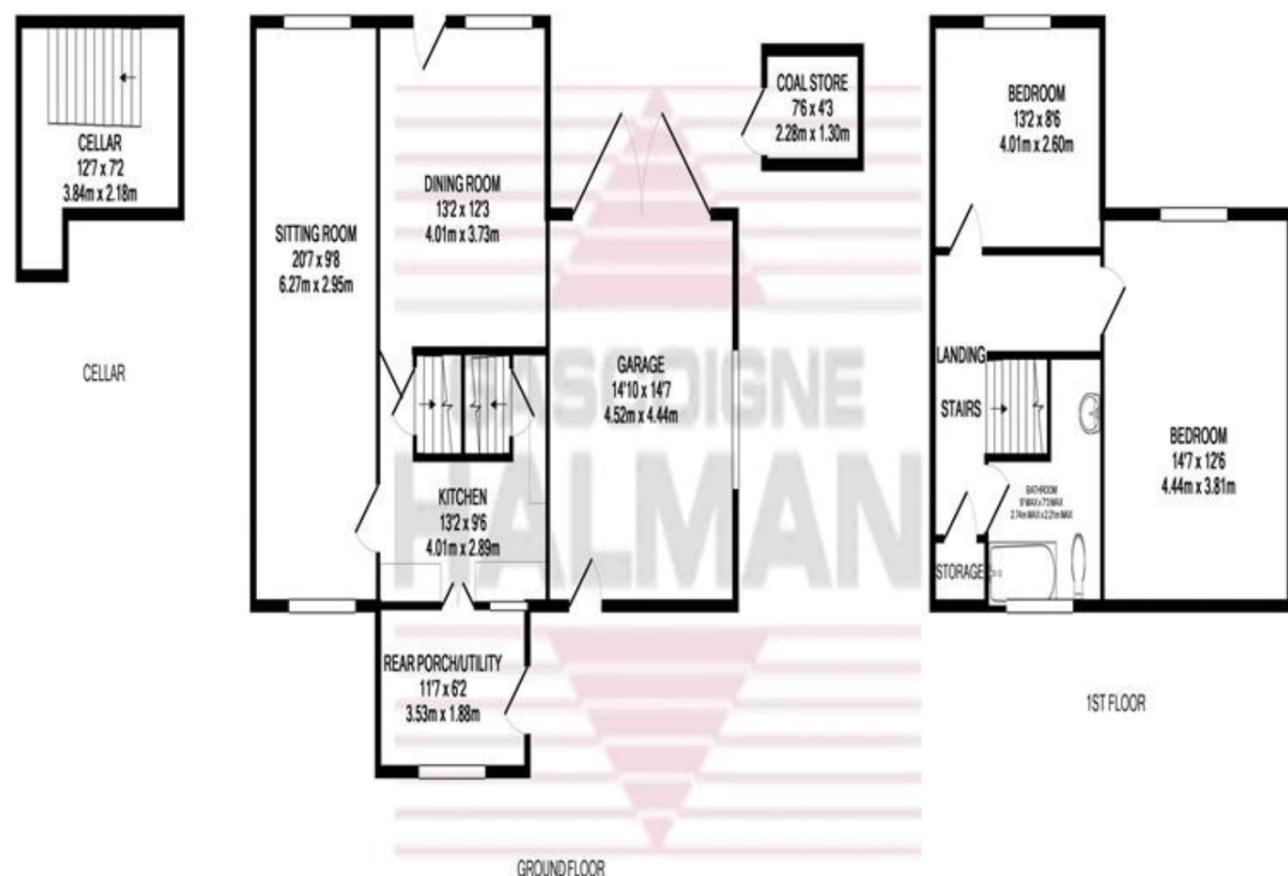
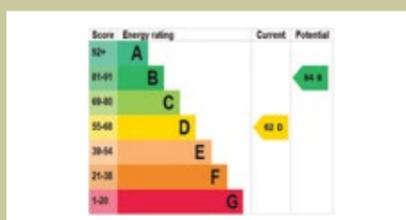


23 OLD ROAD
Whaley Bridge
£310,000



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix (2017)



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 RECOMMENDED ***
A UNIQUE Grade II listed stone CHARACTER COTTAGE offering excellent accommodation with attractive features together with a popular town location close to amenities and commuter links. The Cottage has SPACIOUS LIVING SPACES and TWO DOUBLE BEDROOMS. Externally the property has the privilege of a LARGE GARDEN, GARAGE and OFF ROAD PARKING.

GASCOIGNE HALMAN

- AN ATTRACTIVE STONE GRADE II LISTED COTTAGE
- DATING BACK TO THE 1700'S WITH SOME ORIGINAL FEATURES
- NICELY PRESENTED THROUGHOUT AND A LOVELY HOMELY FEEL
- WONDERFUL DINING ROOM, SITTING ROOM, KITCHEN AND UTILITY/REAR PORCH

- TWO DOUBLE BEDROOMS AND A BATHROOM
- LARGE GARDEN TO THE REAR, OFF ROAD PARKING AND A GARAGE
- A VERY SHORT DISTANCE TO THE TOWN WITH GOOD AMENITIES AND COMMUTER LINKS
- VIEWING STRONGLY RECOMMENDED

£310,000

23 OLD ROAD

Whaley Bridge



DESCRIPTION

Built around 1740 this Grade II listed stone cottage offers wonderful character cottage living and an exceptional location close to amenities and rail links. The cottage was extended in 1951 to provide additional bedroom and garage space and has recently had upgrades. There are many original character features and has the delight of a good sized lawn garden to the rear which is rare for this type of property. The cottage does have a Grade II Listing and is within the Whaley Bridge Conservation area. The property is within a five minute walk of the town's amenities and excellent frequent rail links to major towns and cities.

The accommodation is unique and provides an attractive and welcoming dining room with a fabulous feature exposed stone wall and fire place with an inset multi fuel stove, large sitting room again with a feature fireplace and multi fuel stove, kitchen and a rear utility/porch. The first floor has a landing with beams, two double bedrooms and a bathroom. Outside there is off road parking, a garage and a surprisingly large lawn enclosed garden to the rear with patio and side flagged area with a coal store.

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 7HS

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 C

VIEWING

Viewing strictly by appointment through the Agents.

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



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