

15 WHARF ROAD
Whaley Bridge
£250,000



TOTAL FLOOR AREA : 1219 sq.ft. (113.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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THE AREAS LEADING ESTATE AGENCY

Whaley Bridge
15, Market Street, WHALEY BRIDGE SK23 7AA
01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A MODERN STYLE MEWS PROPERTY located within a quiet backwater in Whaley Bridge. Offering surprisingly spacious accommodation with excellent living and dining kitchen spaces and TWO DOUBLE BEDROOMS and TWO bathrooms. The property has an enclosed garden to the rear.

- A MODERN MEWS STYLE PROPERTY BUILT EARLY 2000'S
- WELL PRESENTED SPACIOUS ACCOMMODATION
- CONVENIENT LOCATION CLOSE TO AMENITIES AND PUBLIC TRANSPORT LINKS
- HALLWAY, SITTING ROOM AND FITTED DINING KITCHEN

- TWO GOOD SIZED DOUBLE BEDROOMS
- BATHROOM AND EN-SUITE SHOWER ROOM
- ENCLOSED GARDEN AREA TO THE REAR
- DETACHED GARAGE AND PARKING

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DESCRIPTION

Built around the early 2000's this bright spacious home is well presented throughout and has the benefit of double glazing and gas central heating. The property also has the pleasure of being a short distance to the center of Whaley Bridge town which has excellent shopping facilities, cafes, Peak Forest Canal and primary schools. The accommodation provides a good sized reception hallway with downstairs cloaks/wc and the staircase to the first floor. The sitting room has a large picture window and a feature fireplace plus there is a fitted dining kitchen with double opening double glazed doors to the garden.

The first floor landing leads you to two double bedrooms, the front bedroom has en-suite shower facilities plus there is a further bathroom. Externally to the rear of the property there is an easy manageable mainly paved enclosed garden with planting and an access gate to the rear. In addition the property has a detached garage and parking which is located directly across the road from the property.

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 7AD

TENURE

LEASEHOLD - 999 years from January 1995 - 968 years remaining. Current ground rent £34.00 per annum

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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