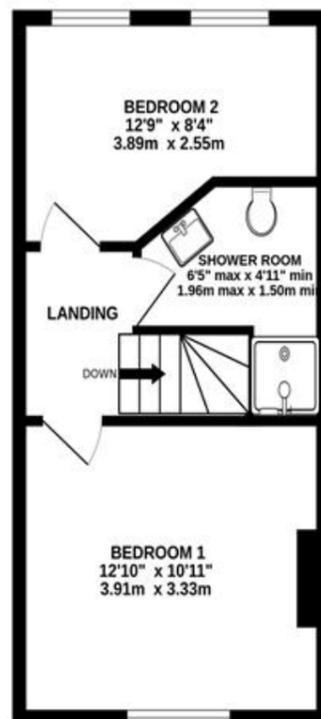


10 GOYT ROAD
Whaley Bridge
£325,000

GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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 STRONGLY RECOMMENDED
A DELIGHTFUL SOUGHT AFTER PERIOD STONE
TERRACE PROPERTY which is highly presented
AND NEWLY RENOVATED throughout. The
property offers a HIGHLY PRESTIGIOUS location
on the edge of the Memorial Park together with
bright spacious terrace accommodation with
an OPEN ASPECT to the front and rear. This
attractive stone property has TWO RECEPTION
ROOMS and TWO DOUBLE BEDROOMS. The
property is close to the Memorial Park and
comprehensive amenities including frequent
rail links, cafes, restaurants and the Peak Forest
canal.

GASCOIGNE HALMAN

- AN ATTRACTIVE STONE MID TERRACE PERIOD PROPERTY
- SOUGHT AFTER LOCATION ON THE EDGE OF THE MEMORIAL PARK AND CLOSE TO THE TOWN
- JUST BEEN UPGRADED AND RENOVATED

- TWO RECEPTION ROOMS AND A FITTED KITCHEN
- TWO GENEROUS BEDROOMS AND A SHOWER ROOM
- SUN TERRACE COMMUNAL GARDEN TO THE REAR AND PRIVATE OFF ROAD PARKING TO THE FRONT

£325,000

10 GOYT ROAD

Whaley Bridge



Offering a very popular and sought after location within a row of attractive period properties on a no through road with entrance to the Memorial Park, views over the allotments to the rear and the river Goyt facing the front. This particular home is a mid terrace with excellent parking facilities for two cars to the front and is presented to a high standard throughout as the property has just undergone a major renovation programme including plastering, plumbing/heating, electrics, new fitted kitchen and shower room and many many more improvements. Having a privileged location which is a short distance via the park to the shops, cafes, restaurants and excellent commuter links within this busy little Town by both

rail and bus. The accommodation provides a sitting room, dining room or further living room, fitted kitchen with some integrated appliances. The first floor landing leads you to two generous double bedrooms and a newly installed shower room. Externally the property has a charming setting which to the front provides a driveway for parking of two cars. The property faces the River Goyt at the front across the road. The rear garden area has a private sun terrace and beyond there is a large lawn which we understand is communal although each property maintains their own section. The rear gardens have an open aspect overlooking the allotments. Viewing this home comes highly recommended to appreciate the upgraded

accommodation and the wonderful location. *** Please note the property is awaiting approval from High Peak Borough council to lower the kerb in relation to the parking ***
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 7DF
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