

**52 CHAPEL ROAD**  
Whaley Bridge  
**£360,000**



**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



**GASCOIGNE HALMAN**

A PERIOD STONE DOUBLE FRONTED SEMI DETACHED HOME which has spacious living spaces and THREE good sized bedrooms. The property does require some updating but provides lots of scope. Externally there are gardens and off road parking with a garage which is a minutes walk from the property. The location is popular close to the popular town's amenities and COMMUTER LINKS.

- PERIOD STONE DOUBLE FRONTED SEMI DETACHED HOME
- REQUIRING SOME MODERNISATION.
- TWO/THREE RECEPTION ROOMS

- THREE BEDROOMS AND A BATHROOM
- GARDEN, PARKING AND GARAGE
- LOCATED CLOSE TO THE TOWN WITH GOOD AMENITIES

**£360,000**

**52 CHAPEL ROAD**

Whaley Bridge



This period stone double fronted semi detached property does require some updating but offers so much potential for a buyer to create their own style and design. The property is spacious and has double glazing and gas central heating. The location of this home is just on the outskirts of the town which offers many amenities, schools, Peak Forest Canal at its heart and good commuter links to Manchester and the Airport by bus and rail. The accommodation provides a reception hallway with access to a cellar, sitting room with feature fireplace, dining room, fitted kitchen and a rear hallway with access to an office/family room/occasional bedroom and a store room.

The first floor landing leads to three generous bedrooms and a large bathroom. Externally the property has a paved area to the rear together with a grassed garden which is enclosed. There is a detached garage and parking for 2/3 cars which is located a few doors up 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 7LB

**TENURE**

Leasehold 999 years from December 1860 - 839 years remaining

**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



gascoignealman.co.uk

**GASCOIGNE HALMAN**