



*jordan fishwick*

The Sidings Whaley Bridge High Peak



## The Sidings Whaley Bridge High Peak SK23 7HE

Offers Over £650,000



### The Property

Forming part of a select gated community of impressive detached executive homes, this stunning, five double bedroom detached residence won't disappoint. Ideally positioned close to the centre of Whaley Bridge and all its amenities, The Sidings offers delightful forward views over the railway and canal basin. Boasting an impressive indoor heated pool and accommodation arranged over three floors that would suit most buyers.

Superbly presented throughout with charming Juliet Balconies and complimented by gas central heating, wood burning stove and pvc double glazing. Driveway parking and generous gardens.

Comprising: entrance porch, hall, pool room, plant room, gymnasium/bedroom and en-suite shower room on the ground floor. Landing, living room, sitting room, 26ft dining kitchen, study, utility room and wc on the first floor. Landing, master bedroom, en-suite shower room, three further double bedrooms and family bathroom on the second floor.

Viewing essential!




- Extensive, Spacious Accommodation
- Upto Five Double Bedrooms
- Heated Indoor Swimming Pool
- Small Gated Community
- Central Convenient Location
- Superbly Presented Throughout
- Ample Driveway and Generous Gardens
- 26FT Dining Kitchen
- A Proper Family Home

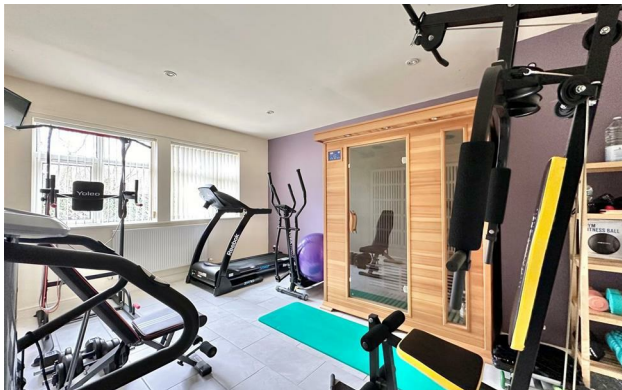
**Postcode** SK23 7HE

**EPC Rating** C

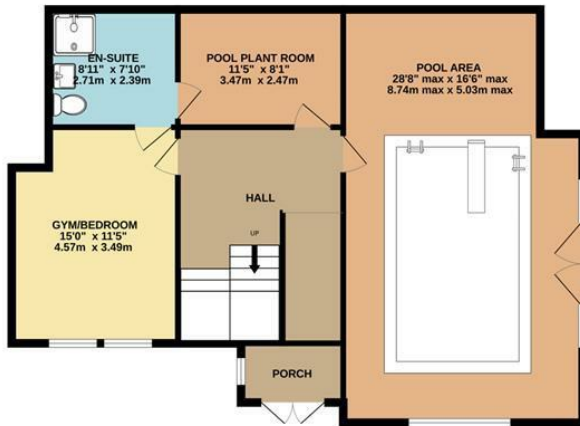
**Local Authority** High Peak

**Council Tax** F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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