



*Jordan fishwick*

Goyt Place Whaley Bridge High Peak



## Goyt Place Whaley Bridge High Peak SK23 7LZ

£425,000



### The Property

Adjoining the River Goyt and superbly located in the heart of Whaley Bridge (perfect for all the local amenities and railway station), an individual, detached family home. Immaculately presented with a modern stylish theme throughout, this stunning home has to be viewed. Private tranquil gardens with the tranquil sounds of the passing water, a double driveway with an electric charge port and comprising: entrance hall, 26ft open plan living dining kitchen, sitting room, utility room, first floor master bedroom with en-suite shower, three further bedrooms and a luxurious family bathroom with freestanding bath and separate shower cubicle. Double glazing and gas central heating. Viewing essential.



- Individual Designed Detached Home
- Perfect Central Whaley Bridge Location
- Immaculate Throughout
- Adjoining The River Goyt
- Private Gardens
- Driveway For Two Cars and Electric Charge Point
- Four Bedrooms
- Beautiful Kitchen, Re-Fitted Bathroom and En-Suite
- 26FT Living Dining Kitchen

**Postcode** SK23 7LZ

**EPC Rating** D

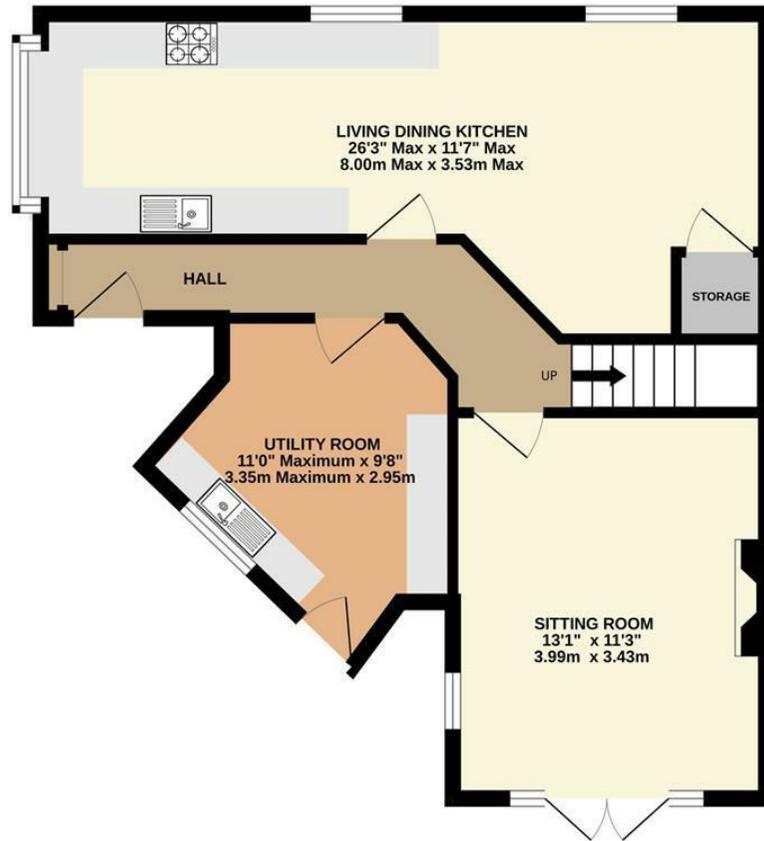
**Local Authority** High Peak

**Council Tax** D

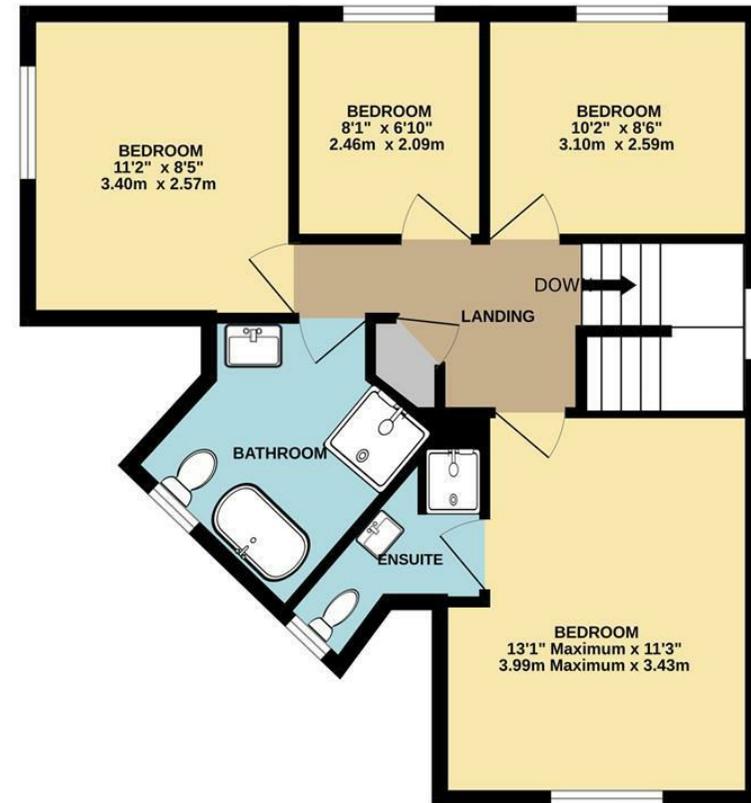
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



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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