



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



Located on the outskirts of Whaley Bridge and backing onto open fields with stunning panoramic views, this beautifully presented THREE BEDROOM STONE BUILT END TERRACE home has been fully renovated by the current owners and is presented to a high standard throughout. Ideally positioned just a short distance from local amenities including shops, cafes, schools, the Peak Forest Canal, and excellent rail and bus links to major towns and cities, the accommodation comprises an entrance porch, hallway, living room with dual fuel burner, stunning breakfast kitchen with integrated appliances, and a garden room. To the first floor are three well proportioned bedrooms and a modern shower room, with a useful loft room above. Externally, the property benefits from a gated driveway providing off road parking, a low maintenance enclosed rear garden with patio seating area, a yurt, outside WC, and a large garage/workshop.

MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and 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.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Located on the outskirts of Whaley Bridge and backing onto open fields with stunning PANORAMIC VIEWS, this beautifully presented THREE BEDROOM STONE BUILT END TERRACE home has been fully renovated by the current owners and is presented to a high standard throughout. Ideally positioned just a short distance from local amenities including shops, cafes, schools, the Peak Forest Canal, and excellent rail and bus links to major towns and cities, the accommodation comprises an entrance porch, hallway, living room with dual fuel burner, STUNNING BREAKFAST KITCHEN with integrated appliances, and a garden room. To the first floor are three well proportioned bedrooms and a modern shower room, with a useful loft room above. Externally, the property benefits from a gated driveway providing off road parking, a low maintenance enclosed rear garden with patio seating area, a yurt, outside WC, and a LARGE GARAGE/WORKSHOP.

#### PORCH

Composite door, radiator, and tiled flooring.

#### HALLWAY

Herringbone wooden flooring and stairs to the first floor.

#### LIVING ROOM

14'11 x 11'9 (4.55m x 3.58m )

uPVC double glazed window, dual fuel burner, engineered oak flooring and an under stairs utility cupboard with plumbing for a washing machine and recently installed combi boiler (October 2025).

#### BREAKFAST KITCHEN

8'11 x 15'1 (2.72m x 4.60m)

uPVC double glazed window, fitted wall and base units with quartz worktops, matching quartz splashback and breakfast bar, five ring NEFF induction hob, integrated double oven including combination oven/microwave, 1.5 bowl sink and drainer with Quooker instant boiling water mixer tap, two integrated CDA fridge freezers, wine fridge, integrated AEG dishwasher and tiled flooring with underfloor heating.

#### GARDEN ROOM

10'3 x 10'8 (3.12m x 3.25m)

Aluminium framed double glazed bi folding doors, wall mounted electric fire and tiled flooring with underfloor heating.

#### LANDING

Herringbone engineered oak flooring, radiator and loft access via a drop down ladder.

#### BEDROOM ONE

11'10 x 8'11 (3.61m x 2.72m)

uPVC double glazed window, period style radiator, acoustic slat wall panelling and engineered oak flooring.

#### BEDROOM TWO

12 x 8'9 (max) (3.66m x 2.67m (max))

uPVC double glazed window, radiator, acoustic slat wall panelling and engineered oak flooring.

#### BEDROOM THREE

8'10 x 7'9 (max) (2.69m x 2.36m (max))

uPVC double glazed window, radiator, built in cupboard and engineered oak flooring.

#### SHOWER ROOM

6'10 x 5'9 (2.08m x 1.75m)

uPVC double glazed window, wet room style walk in shower cubicle with top of the line wall mounted, WC with push flush, wash basin with mixer tap, recessed mirrored cabinet with LED lighting, ladder style radiator, tiled walls and tiled flooring.

#### LOFT ROOM

12'2 x 13'5 (3.71m x 4.09m)

Fold down ladder, Velux window, wood effect flooring and eaves storage.

#### EXTERIOR

To the front of the property is a tarmac driveway providing off road parking for two vehicles and gated access to the rear. To the rear is a low maintenance enclosed garden, patio seating area with retractable sun shade, and further off road parking with access to the garage.

#### DOUBLE GARAGE / WORKSHOP

15'11 x 23'8 (4.85m x 7.21m )

Remote operated electric door, fully wired with lighting and power throughout.

#### OUTDOOR WC

Saniflo WC, water connection, and light and power.

#### YURT

Lighting and fitted cooking facilities including grills.

#### NOTES

Tenure: FREEHOLD

Council Tax Band: B

EPC Rating: TBC

