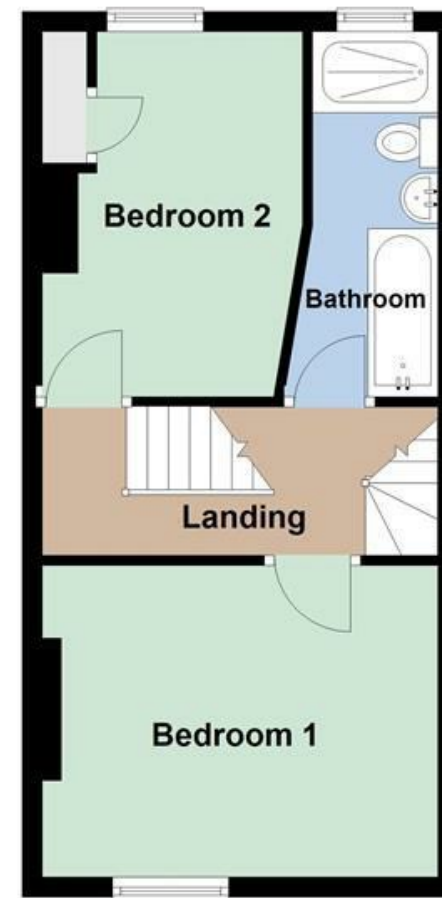


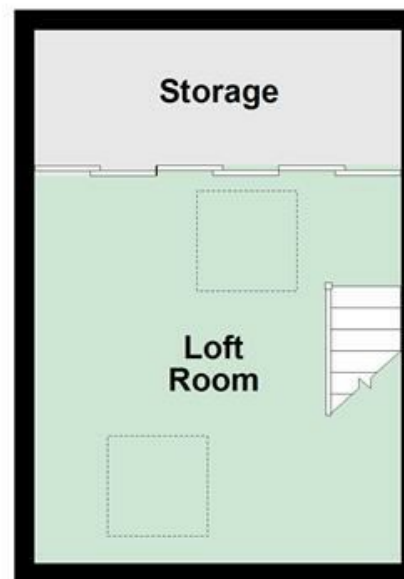
Ground Floor



First Floor



Second Floor



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.



Wright Marshall
Estate Agents

11 RESERVOIR ROAD, WHALEY BRIDGE SK23
7BL

£255,000



This charming TWO BEDROOM stone terraced property, set in an elevated position, is located on one of Whaley Bridge's most sought-after roads. Just a short walk from the town shops, cafes, and transport links, the property includes an entrance porch, a living room, and a fitted dining kitchen.

The first floor features two well-sized bedrooms and a bathroom. A useful converted loft room is located on the second floor. Outside, there's a cottage style garden and seating area at the front, with an elevated garden at the rear.

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PORCH

Entrance door and tiled flooring.

LIVING ROOM

16'4 x 9'7 (4.98m x 2.92m)
Window, log burner, radiator, and stairs to the first floor.



KITCHEN

11'11 x 13'9 (3.63m x 4.19m)
uPVC door and double-glazed windows, fitted wall and base units, 1.5 bowl sink and drainer with a mixer tap, space for a cooker and fridge freezer, plumbing for a washing machine, radiator, and tiled flooring.



LANDING

Stairs to the loft room.

BEDROOM ONE

32'9"9'10" x 39'4"36'1" (10'3 x 12'11)
Window and radiator.



BEDROOM TWO

13'1" x 7'8" (4.01m x 2.36m)
uPVC double glazed windows, radiator, and built-in cupboard.



BATHROOM

12'9 x 4'6 (max) (3.89m x 1.37m (max))
uPVC double-glazed windows, enclosed shower cubicle with a wall-mounted shower fitment, panelled bath, WC with a push-flush, pedestal wash basin with a mixer tap, ladder-style radiator, and part-tiled walls.



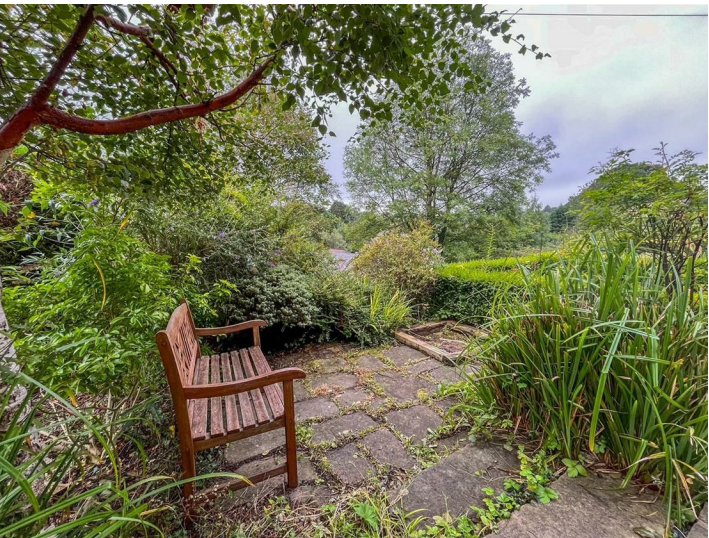
LOFT ROOM

12'8 x 12 (3.86m x 3.66m)
Two double-glazed Velux windows, radiator, and built-in storage.



EXTERIOR

At the front, there is a cottage-style garden and seating area. The rear features an elevated garden area.



NOTES

Tenure: Leasehold
Lease length: 900 years from 1934
Council Tax Band: B
EPC Rating: D