



Wright Marshall
Estate Agents

13 ROCK BANK, WHALEY BRIDGE SK23 7LE

£675,000



Located close to the centre of Whaley Bridge, this FIVE BEDROOM DETACHED home offers spacious accommodation throughout, comprising an entrance hall, two good-sized reception rooms, study, dining kitchen, utility room, and ground floor WC. The first floor offers five double bedrooms, two with en-suites, as well as a family bathroom. Externally, the property offers OFF ROAD PARKING for two vehicles, a GARAGE, front garden, and a large enclosed rear garden.

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HALLWAY

8'10 x 18'10 (2.69m x 5.74m)
uPVC door, built in cupboards, radiator, and stairs to the first floor.

LIVING ROOM

23'4 x 14'11 (7.11m x 4.55m)
uPVC double glazed bay window, two standard uPVC double glazed windows, multi fuel burner, radiator, and double glazed sliding doors giving access to the rear garden.



DINING ROOM

10'11 x 13'2 (3.33m x 4.01m)
uPVC double glazed window and a radiator.



KITCHEN

13'10 x 23'7 (4.22m x 7.19m)
Three timber framed double glazed windows, a range of bespoke fitted oak wall and base units with a marble worktop over, aga, stainless steel 1.5 bowl sink with a mixer tap, radiator, and tiled flooring.



OFFICE

7'9 x 8'11 (2.36m x 2.72m)
uPVC double glazed window and a radiator.

UTILITY ROOM

8'6 x 10'11 (2.59m x 3.33m)
uPVC door, timber framed double glazed window, fitted wall and base units, stainless steel sink and drainer with a mixer tap, plumbing for a washing machine, radiator, and tiled flooring.

WC

7'9 x 3'2 (2.36m x 0.97m)
Timber framed double glazed window, WC, pedestal wash basin, radiator, and tiled flooring.

LANDING

Built in cupboard, two radiators, and access to the loft space.

BEDROOM ONE

13'2 x 14'11 (4.01m x 4.55m)
uPVC double glazed window, fitted wardrobes, radiator, and wood effect flooring.



DRESSING ROOM

5'11 x 5'5 (1.80m x 1.65m)
Fitted wardrobe, fitted base unit, wash basin, and a radiator.

ENSUITE

7'4 x 9 (2.24m x 2.74m)
Timber framed double glazed window, corner bath with a mixer tap, corner shower cubicle with a wall mounted electric shower fitment, bidet, WC, radiator, and part tiled walls.

BEDROOM TWO

11 x 11'4 (3.35m x 3.45m)
uPVC double glazed window and a radiator.



ENSUITE

11'8 x 5'9 (3.56m x 1.75m)
Timber framed double glazed window, corner bath with a mixer tap, pedestal wash basin, WC, and a radiator.

BEDROOM THREE

11'8 x 17'2 (3.56m x 5.23m)
Timber framed double glazed window, fitted wardrobes, and a radiator.



BEDROOM FOUR

11 x 13'10 (3.35m x 4.22m)
uPVC double glazed window and a radiator.



BEDROOM FIVE

11'2 x 12'9 (3.40m x 3.89m)
Timber framed double glazed window, built in wardrobe, and a radiator.

BATHROOM

7'6 x 12'7 (2.29m x 3.84m)
uPVC double glazed window, panelled bath with a mixer tap, enclosed shower cubicle with a wall mounted electric fitment, pedestal wash basin, bidet, WC, radiator, and part tiled walls.



EXTERIOR



GARAGE

17'7 x 10'9 (5.36m x 3.28m)
Up and over garage door, combi boiler, and light and power.

NOTES

Tenure: Leasehold (subject to solicitor verification)
Lease Length: 999 years from 1926
Council Tax Band: D
EPC Rating: TBC