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Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

FOR SALE WITH NO ONWARD CHAIN! A very well presented TWO BEDROOM PENTHOUSE duplex apartment CENTRALLY LOCATED within a stones throw of Whaley Bridge train station and local amenities. The property is NEWLY CARPETED and features a spacious open-plan living area with tri-fold doors leading to a PRIVATE ROOF TERRACE offering stunning views. The accommodation comprises; an entrance hallway, TWO DOUBLE BEDROOMS (master with en-suite) and a separate family bathroom. Externally, the property includes an allocated PARKING SPACE together with a spacious GARAGE and access to a shared communal garden. EARLY VIEWING IS ESSENTIAL.

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GROUND FLOOR COMMUNAL ENTRANCE HALLWAY

With stairs leading to the first-floor landing.

ENTRANCE HALL

Entrance door, intercom system, radiator, under stairs cupboard, and stairs to the top floor.

BEDROOM ONE

13'8" x 12'9" (max) (4.17m x 3.89m (max))

Two double glazed windows, and two radiators

EN SUITE

7'4" x 5'6" (2.24m x 1.7m)

Double glazed window, corner shower cubicle with shower fitting, low-level WC, pedestal wash basin, wall-mounted heated towel rail, and an extractor fan.

BEDROOM TWO

13'8" x 12'0" (4.19 x 3.68)

Two double glazed windows, and a radiator.

BATHROOM

8'0" x 5'6" (2.44 x 1.7)

Double glazed window, panelled bath, vanity wash basin, low-level WC, wall-mounted heated towel rail and an extractor fan,

TOP FLOOR OPEN-PLAN KITCHEN/LIVING AREA

22'2" x 14'9" (6.76 x 4.5)

Three double-glazed windows, a range of fitted base and eye-level units with work surfaces, 1.5 bowl stainless steel sink and drainer with a mixer tap over, integrated dishwasher, integrated washing machine, integrated fridge freezer, a cupboard housing the central heating gas boiler, and a triple bi-fold double-glazed doors to the terrace.

ROOF TOP TERRACE

Roof-top flagged terrace offering views across Whaley Bridge village and the surrounding countryside.

GARAGE

With light and power.

EXTERIOR

Access to a communal garden backing onto the River Goyt. The property also benefits from one allocated parking space.

NOTES

Tenure: Leasehold

Lease Length: 999

Council Tax Band: B

EPC Rating: B