



New Horwich Road, High Peak, SK23



18 New Horwich Road, Whaley Bridge, High Peak, SK23 7LG

Guide Price **£230,000**

STONE BUILT MID TERRACED PROPERTY	ELEVATED POSITION WITH BREATH-TAKING VIEWS TO REAR	SEMI-RURAL LIVING	EASY ACCESS TO WHALEY BRIDGE'S TRANSPORT LINKS/LOCAL AMENITIES	2 BEDROOMS
LIVING ROOM & DINING	FIRST FLOOR BATHROOM	GOOD SIZED TIERED REAR GARDEN WITH VIEWS	EPC RATING: C	TENURE: FREEHOLD
KITCHEN				

Enjoying a picturesque elevated position, tucked away up a winding lane just above Whaley Bridge centre, this quaint traditional stone mid terrace cottage boasts extensive panoramic views from the rear over Toddbrook Reservoir, the River Goyt and over towards the Peak District, along with an open aspect to the front overlooking country field. The cottage has character in abundance, with latched doors, wood burning stove and Oak lintels throughout, yet has the benefit of tall ceilings and bright living areas due to a mix of uPVC windows to the rear and ultra-high performance sustainable wood windows to the front.

New Horwich Road is ideally situated in a quiet area set back from the vibrant array of village shops, bars and restaurants Whaley Bridge has to offer. Although located in a beautiful country setting, the area benefits from fantastic local transport links from Buxton to Manchester City Centre.

Accommodation briefly comprising; Well sized living room with feature wood burning stove, oak lintel over window and views to the front aspect over open fields, fitted kitchen with rear door and windows giving views and access to the tiered rear garden. The first floor and landing reveals the bathroom and two bedrooms, both bedrooms boasting far reaching tranquil views and with the second bedroom having built in storage. Externally, there is an enclosed patio to the immediate rear, which offers an ideal space to sit out and enjoy the views over the Peak District, having stone wall boundaries with gate giving access to the further lawned garden and lowest tier where further seating can be found. There is a useful stone outhouse, ideal for storage.

The property benefits from a gas central heating via Worcester boiler, a cul-de-sac location with no through traffic and enjoys countryside walks moments from its doorstep, yet being close to local amenities such as the local Co-op, pubs and independent shops and cafes. A viewing of this characterful cottage is recommended to appreciate all that it has to offer. OFFERED FOR SALE WITH NO ONWARD CHAIN.

GROUND FLOOR

Living Room

A welcoming living room, with characterful feature fireplace as a focal point having wood burning stove and wooden mantle set to a stone hearth, uPVC double glazed Accoya ultra high performance window to the front elevation with wood lintel over, beautiful Accoya entrance door, ceiling light point, power points, radiator and wood effect vinyl flooring. .

Dining Kitchen

The kitchen has been fitted with a range of shaker style wall and base level units, complimented further by wooden butcher block working surfaces that incorporate the stainless steel sink and drainer unit with tiled splashbacks. Space for appliances, such as cooker, fridge, freezer and washing machine, with wall mounted extractor fan. Double glazed windows to the rear elevation with wooden lintels over, uPVC stable door to rear giving access to rear garden, continuation of the wood effect vinyl flooring, ceiling light points, power points, radiator and stairs ascending to first floor, with further light point.

FIRST FLOOR

Landing

With loft access hatch and giving access to both bedrooms and bathroom.

Bedroom 1

With Accoya window with wooden lintel to the front elevation, overlooking the open field adjacent to the property, ceiling light point, power point radiator and wooden latched entrance door.

Bedroom 2

With uPVC double glazed window with wooden lintel to the rear elevation, allowing for the most impressive far reaching views over the Peak District, ceiling light point, power points, radiator and built in storage cupboard with wall mounted combi boiler, hanging space and shelving, wooden latched entrance door.

Bathroom

Fitted with a white suite comprising pannelled bath with shower over, pedestal wash hand basin and low level WC. Tiled walls, vinyl flooring, ceiling light point, wall mounted chrome towel radiator. Wooden latched entrance door and extractor fan.

OUTSIDE

Rear Garden

With stone flagged patio to the immediate rear, then with further tiered lawned area to the lower portion of the garden, with another patio to the very rear. Enclosed by fences and hedges.

AGENTS NOTES

Tenure: Freehold

Council Tax Band: B

EPC Rating: C

Viewing Arrangements

Strictly by appointment with Ian Tonge Property Services 150 Buxton Road, High Lane, Stockport, SK6 8EA. Telephone 01663 762 677.

Financial Services

The selling agents will be pleased to assist prospective purchasers with all their financial arrangements whether purchasing through this agency or via another source. Please telephone or call in for an appointment without obligation. A written quotation is available on request. A contract of insurance may be required. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Misdescriptions Act

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