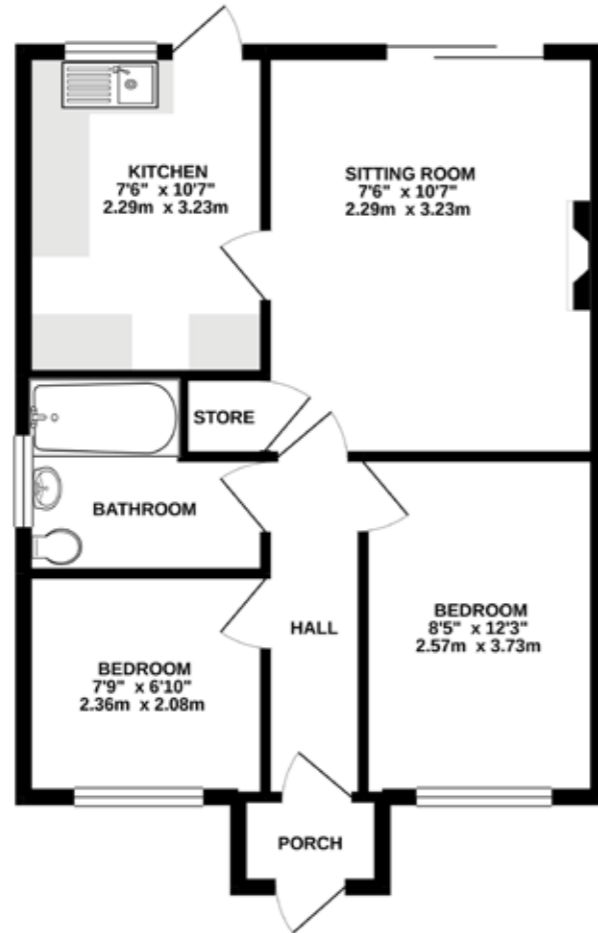


17 CRACKEN CLOSE

Chinley

£218,000

GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 565 sq ft. (52.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 11002



**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, 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; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Whaley Bridge

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01663 719500 whaley@gascoignealman.co.uk

gascoignealman.co.uk



GASCOIGNE HALMAN

SEMI DETACHED BUNGALOW requiring upgrading and offers TWO BEDROOMS, driveway parking and a manageable garden area to the rear. The property has a popular location within a quiet area and is close to the village amenities including shops, cafes and frequent rail links into Manchester and Sheffield.



- TRUE SEMI DETACHED BUNGALOW
- REQUIRING MODERNISATION
- CLOSE TO THE AMENITIES AND RAIL LINKS OF CHINLEY
- SITTING ROOM AND FITTED KITCHEN

- TWO BEDROOMS AND A BATHROOM
- DRIVEWAY PARKING TO THE FRONT plus SMALL GARDEN AREA TO THE REAR

**£218,000**

**17 CRACKEN CLOSE**

Chinley



If you are looking for a true bungalow and wanting to create your own style then this property should be viewed. Requiring a modernisation programme it offers great potential. The bungalow provides a porch, reception hallway, sitting room, fitted kitchen, two bedrooms and a bathroom. Outside the front of the property has driveway parking and the rear is flagged and enclosed. The property is located within a popular and small development and is close to shops, cafes, a popular primary school and the train station with links to Manchester and Sheffield is a very short walk away. There are countryside walks including Cracken Edge from the doorstep.

**LOCATION**

Set amid the rolling hills of the beautiful Peak District, Chinley is an ideal location situated within close proximity to the beautiful Combs, Fernilee and Errwood reservoirs with the Peak Forest Canal at its heart. The village has shops, public houses in close by Whitehough together with a primary school and a private nursery. There are good frequent commuter links to both Manchester and Sheffield by rail plus bus routes.

**DIRECTIONS**

SAT NAV: SK23 6AZ

**TENURE**

FREEHOLD - This information has been provided by the vendor and is for guidance purposes only.

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

High Peak Borough Council

**POSTCODE**

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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**GASCOIGNE HALMAN**