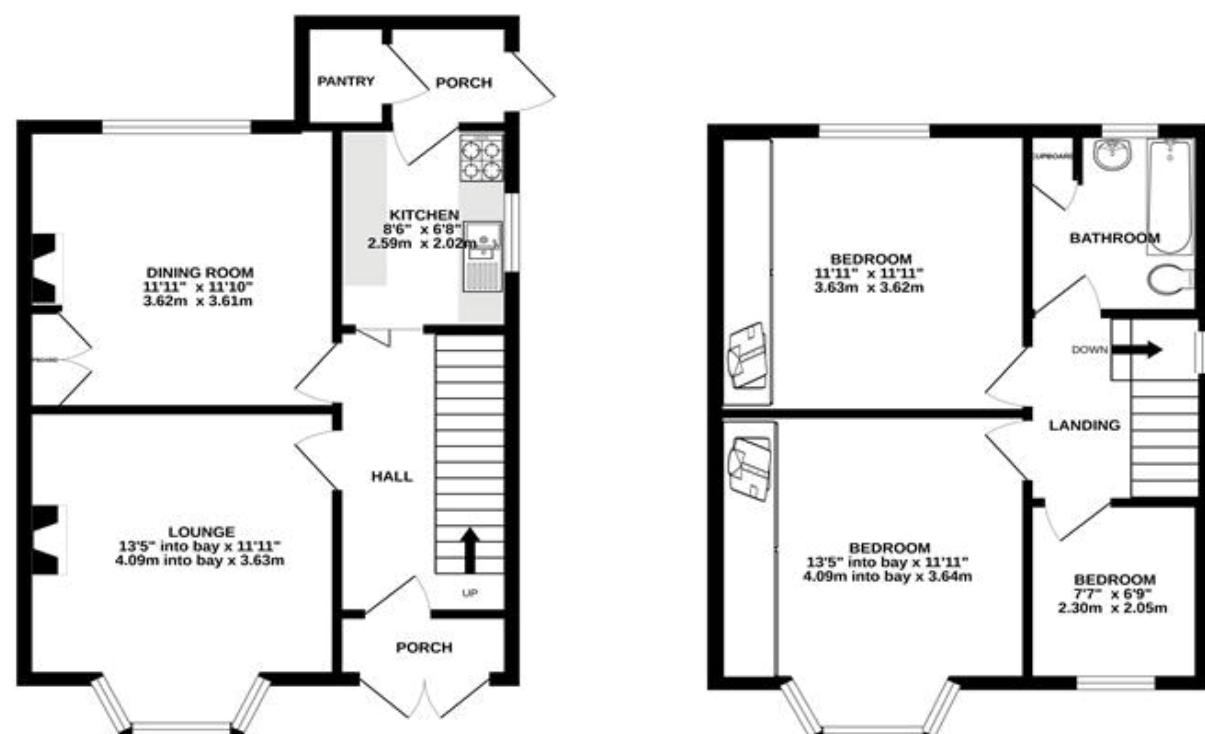


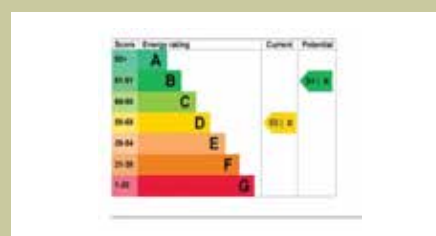
**28 HORDERNS ROAD**  
Chapel-En-Le-Frith  
**£315,000**

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2022



**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

Chapel-En-Le-Frith

27 Market Street, CHAPEL-EN-LE-FRITH, High Peak SK23 0HP  
01298 813577 chapel@gascoignehalman.co.uk

gascoignehalman.co.uk



A well proportioned and cared for 1930's bay fronted semi detached home with three bedrooms, two reception rooms and low maintenance garden in a very popular residential location. The property which has been well maintained over the years also benefits from a detached double garage, off road parking, double glazing and multi fuel burner which heats the hot water and heating along with the gas boiler.

**GASCOIGNE HALMAN**



- Three Bedroom Semi Detached
- Two Reception Rooms
- Detached Double Garage

- Garden to Rear
- Off Road Parking
- Popular Location

**£315,000**

**28 HORDERNS ROAD**

Chapel-En-Le-Frith



#### DESCRIPTION

In further detail, the accommodation on offer comprises, to the ground floor, a porch opening into the hallway with pantry under the stairs and with the staircase leading to the first floor. Lounge with double glazed bay window to the front and fire place. The dining room has a double glazed window overlooking the garden and multi fuel burner which also heats the water and radiators along with the gas boiler. the kitchen has a range of fitted wall and base units with worktop over and inset sink and drainer with tiled splash backs. There is space for an oven and barn door opening into the rear porch and outhouse. To the first floor you will find the landing, family bathroom with storage cupboard, bath

with electric shower over and folding glass screen, WC and wash basin with fully tiled walls, bedroom two looks out to the rear and has fitted wardrobes, bedroom one looks to the front with a double glazed bay window and also has a range of fitted wardrobes, bedroom three also looks out to the front. Externally there is a garden to the front and gated driveway which provides off road parking and leads down the side of the house to the detached garage and rear garden. The rear garden has a paved area and gravelled area with raised flowerbeds and stepping stone pathway leading to the summer house and side access door to the garage. There is also a separate timber shed with double doors to the front. The garage is large enough for two vehicles and has workshop

space to the rear, it has an electric double roller door to the front, a service pit and steel beam for an engine lift.

#### LOCATION

Chapel-en-le-Frith, known as 'The Capital of the Peak' nestles in an upland valley in the High Peak and is surrounded by dramatic landscape of gritstone ridges and shapely hills. The town takes its name from a small chapel built in 1225 by the keepers of the Royal Forest that is now the Church of St Thomas Becket, where 1,500 Scottish soldiers were imprisoned during the Civil War. The historic town centre also features a traditional marketplace which still has its original renowned stocks which the local cafe takes its name. A common phrase you here many resident say is "We are so lucky to live here" even after living in the town for decades. That is further, solid

evidence, if ever it was needed that Chapel-en-le-Frith and its surrounding towns and villages are an excellent place to set up home.

#### DIRECTIONS

SK23 9ST for your Sat Nav

#### TENURE

FREEHOLD Subject to Verification by Solicitors

#### 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

#### VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignehalman.co.uk

**GASCOIGNE HALMAN**