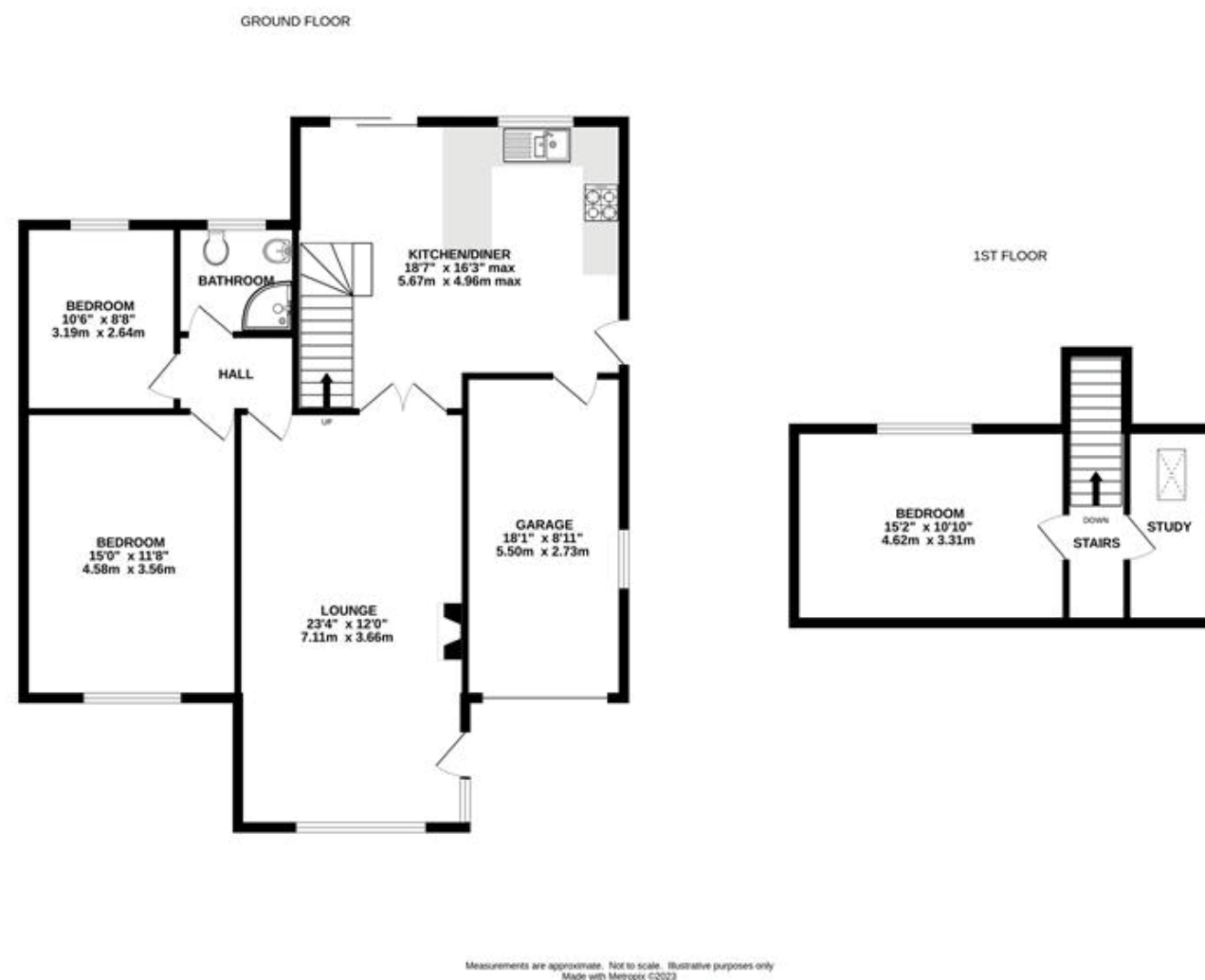


42 HORSE FAIR AVENUE
Chapel-En-Le-Frith
£450,000



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 beautifully appointed and well presented **THREE BEDROOM** detached bungalow with integral garage. This property which has been extended to both the front and rear offers spacious living accommodation and well proportioned bedrooms. Having undergone significant improvement recently which includes a full re-wire, new fitted kitchen and bathroom and new flooring through the majority of the house. The front of the property boasts a large double glazed window from the lounge providing views up to Castle Naze. The rear extension has allowed for the creation of an impressive, modern kitchen dining room opening onto the garden.

GASCOIGNE HALMAN

- Detached Bungalow
- Extended to Front and Rear
- Three Bedrooms

- Recently Updated
- Integral Garage
- Attractive Garden and Workshop to Rear

£450,000

42 HORSE FAIR AVENUE

Chapel-En-Le-Frith



In further detail, the accommodation on offer comprises a lounge extending to over 7 metres in length and with a large window to the front and gas fire in fireplace. Double doors open into the kitchen family room which is laid with wood effect flooring and has a range of newly fitted wall and base units in a sleek modern grey colour with composite white work surfaces above which also forms a breakfast bar. Integrated appliances include an eye level electric oven, electric hob with extractor hood above and dishwasher, all complimented by a tiled splash back. Also off the lounge is a hallway which gives access to the bathroom complete with WC, wash basin and shower cubicle with glass screen and fully tiled walls. Bedroom one is a dual aspect room looking out to the front and

side and bedroom two looks over the rear garden. A staircase from the kitchen leads to the first floor where you will find bedroom three with dormer window overlooking the garden and further room which would make a small office but does have electrics for the installation of an electric shower should the buyer wish to create a shower room. Externally there is a garden to the front which is laid to lawn surrounded by flowerbeds. A driveway provides off road parking and access to the garage via up and over door to the front. The garage has power, lighting and plumbing for a washing machine and dryer at the rear. The rear garden has been well maintained and is in three tiers with a paved patio directly from the kitchen family room, steps up to two lawned areas and a further paved area at the

top of the garden which also provides space for a greenhouse and there is a stone built out building which makes an ideal garden store or workshop.

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 center 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 town and villages is an excellent place to set up home.

DIRECTIONS

SK23 9SQ for your Sat Nav

TENURE

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