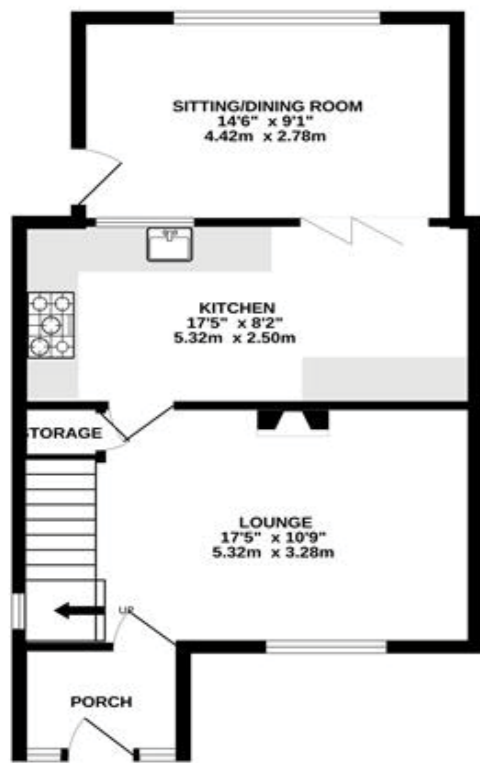


34 LONGSON ROAD

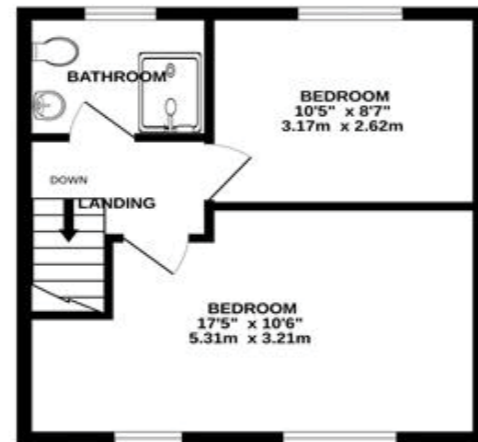
Chapel-En-Le-Frith

£245,950

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 02/2023



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Chapel-En-Le-Frith

27 Market Street, CHAPEL-EN-LE-FRITH, High Peak SK23 0HP

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gascoignehalman.co.uk



A beautifully presented two double bedroom semi detached home with extension to the rear. The property has high quality fittings throughout including impressive kitchen and bathroom log burning stove in the lounge and solid pine internal doors. There is comfortable living accommodation with the addition of a second reception room off the kitchen accessed through bi-folding doors. There is an enclosed garden to the rear and lawned garden to the front which could be used to create off road parking subject to relevant planning permissions.

The house sits in a convenient location within easy reach of the town centre, only a short stroll from the primary school and close to footpaths which take you into the nearby countryside.

GASCOIGNE HALMAN

- Presented to a High Standard Throughout
- Extended to the Rear
- Two Double Bedrooms

- Rear Garden
- Quality Fixtures
- Viewing Recommended

£245,950

34 LONGSON ROAD

Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises an entrance porch with tiled flooring opening into the lounge. The lounge has a solid wood floor, storage cupboards, double glazed window to the front and log burning stove in fireplace. The kitchen has a range of high quality Shaker style wall and base units with solid oak worktops over, natural stone splash backs and inset ceramic sink. There is also larder unit providing plenty of storage, space for white goods and a tiled floor. The tiled flooring continues through bi-folding doors into the sitting/dining room which has a large double glazed window to the front and access door to the side.

The first floor originally had three bedrooms but has been altered to create an spacious master bedroom spanning the width of the house with exposed brick chimney and storage cupboard. The second bedroom is also a double bedroom and looks out to the rear of the house. The bathroom is equipped with a high quality three piece suite comprising WC, wash basin and double walk in shower with shower boarding. Externally there is a garden to the front which is mainly laid to lawn. It has potential to create off road parking but permission should be sought from the local planning authority. The rear garden is enclosed by timber fencing and has a paved patio seating area leading to lawned garden and shale area for pot plants.

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 ONS 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 Tax Band: A

VIEWING.

Viewing strictly by appointment through the Agents.

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



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