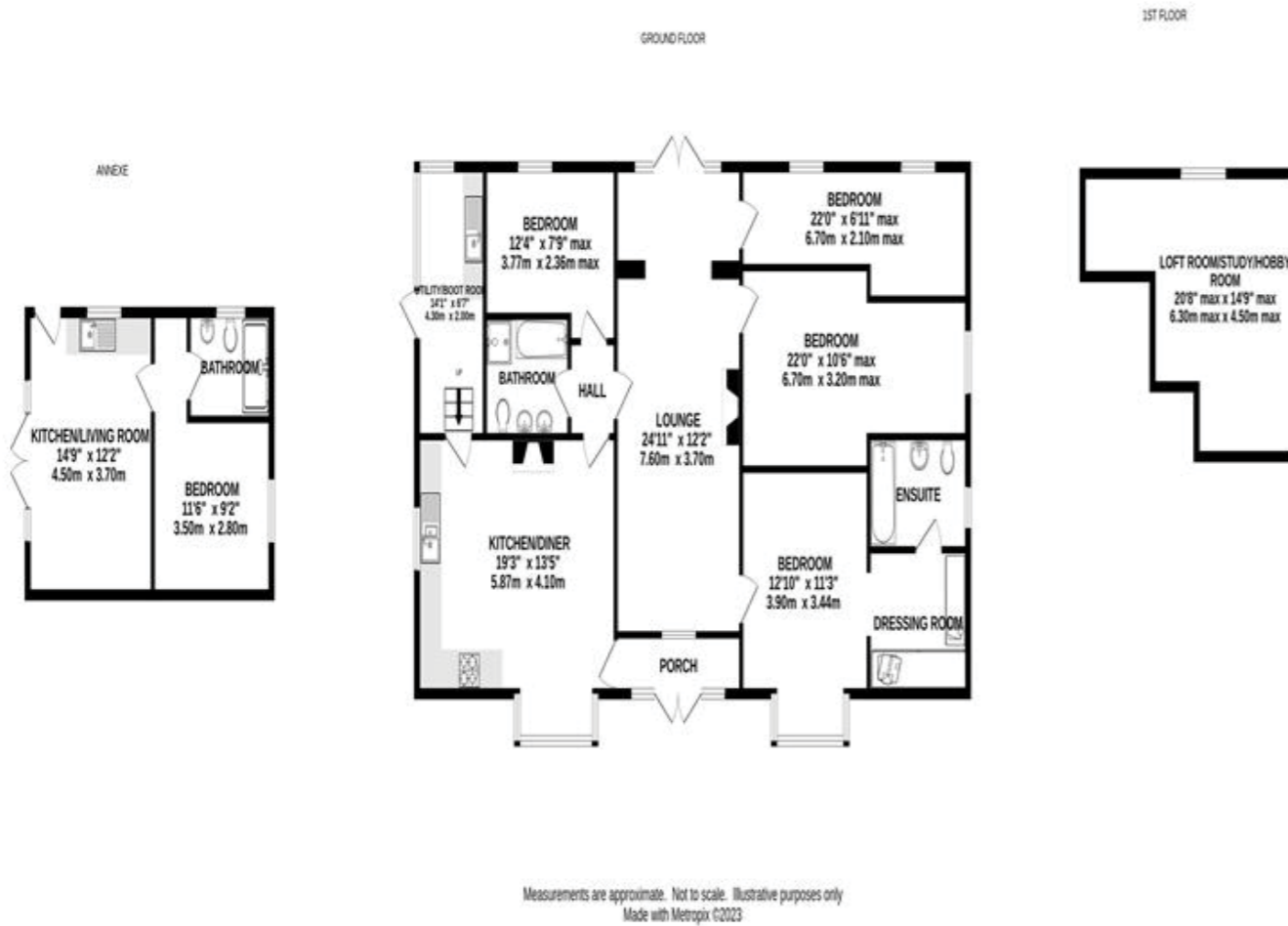


WINDRUSH
Mellor Lane, Chapel-En-Le-Frith
£540,000



A beautifully presented and well appointed four bedroom property on a quiet private road with one bedroom annexe. The property has undergone significant improvement over recent years including a new kitchen, new roof and the creation of the detached annexe to name a few. The home boasts well proportioned rooms and generous living space throughout, modern kitchen dining room, master suite with dressing room and ensuite bathroom and useful loft room currently used as a home office/study. With four bedrooms, the property lends itself to providing for a family as well as buyers looking for ground floor living. Gardens surround the property to all four sides, includes paved seating area and lawn and two driveways providing off road parking.



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



GASCOIGNE HALMAN

- Beautifully Presented Throughout
- Excellent Family Home
- Quiet Private Road

- One Bedroom Annexe
- Useful Loft Room
- Viewing Recommended

£540,000

WINDRUSH

Mellor Lane, Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises an entrance porch with double glazed door to the front, this opens into the modern kitchen dining room which has a double glazed bay window to the front, a range of white Shaker style wall and base units with solid oak worktops and metro tiled splash backs. Integrated appliances include an oven and hob with extractor above and dishwasher. There are steps down into the utility room which has plumbing for washing machine and dryer, fitted units matching the kitchen, stainless steel sink and drainer and tiled splash backs. An inner hallway leads you to bedroom four and the family bathroom complete with WC, wash basin, and double shower cubicle with glass screen. The lounge extends from the front to the rear of the property with double glazed double doors opening onto the rear garden off the separate

seating area. There is a feature fireplace, double glazed window to the front overlooking the porch and access to the other three bedrooms. Bedroom three looks out over the rear garden and has a loft ladder giving access to the loft room which has a double glazed window to the rear. Bedroom two overlooks the side garden and bedroom one has a double glazed bay window to the front, dressing room with fitted wardrobes and ensuite comprising WC, wash basin and bath with shower above. Externally, there has been a lot of work completed to really benefit from the space surrounding the house. The gardens are mainly laid to lawn to the front, both sides and rear of the house, gravelled pathways run along the front and there are driveways at both sides of the house with cobble stones and gravel. A pave patio sits to one side and extends to the rear of the garden providing plenty of seating space for both the main residence and

annexe. The annexe itself is a well designed space and could have a number of uses. It would make an ideal area for a dependent relative or small holiday cottage (subject to relevant permissions) as well as making an excellent home office/studio or even just an elaborate 'Man Cave'.

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 9SA 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



gascoignealman.co.uk

GASCOIGNE HALMAN