

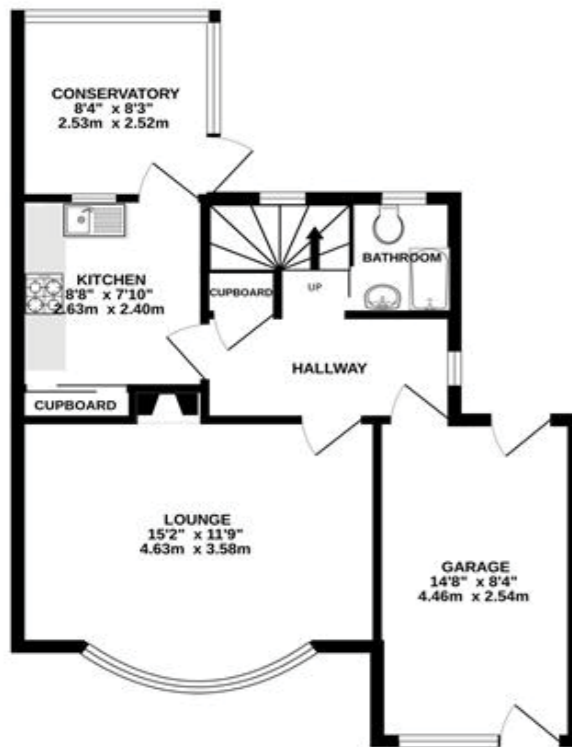
3 THE CRESCENT

Chapel-En-Le-Frith

£238,000



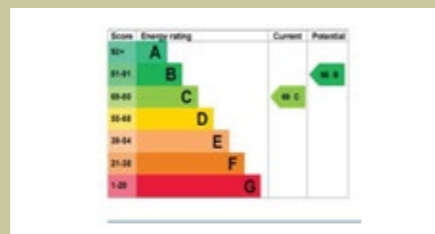
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with MetroPix ©2023



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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 three bedroom semi detached home in a cul de sac location with gardens to the front and rear, ensuite to master bedroom and attached garage/workshop. The property has been well looked after over the years and offers well proportioned bedrooms and additional living space by way of a conservatory off the kitchen. The generous garden to the rear, space to the side and attached garage/workshop also provide space for further expansion as many neighbours have done already (subject to relevant planning permissions).

The house is ideally located in this quiet cul de sac off Hayfield Road, which has footpaths leading to nearby countryside on the doorstep as well as being convenient for supermarkets and access to the town centre either on foot or by car.

GASCOIGNE HALMAN

- Three Bedrooms
- Ensuite to Master Bedroom
- Cul de Sac Location

- Generous Garden
- Conservatory to Rear

£238,000

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Chapel-En-Le-Frith



In a little more detail, the accommodation on offer is accessed through the garage which has had the garage door removed and double glazed window and uPVC door added to the front to create more space. There is an access door to the rear garden and hardwood door opening into the entrance hall with staircase leading to the first floor and under stairs cupboard/pantry. From the entrance hall you access the lounge, kitchen and bathroom; the lounge has a double glazed bay window to the front and fireplace with gas fire, the kitchen has a storage cupboard and range of fitted wall and base units, space for cooker and stainless steel sink and drainer. A double glazed door opens into the conservatory which has double glazed windows to the side and rear and double glazed door to the side opening into the garden.

The bathroom includes a three piece suit comprising WC, wash basin and side opening bath with shower above, double glazed window to the rear and tiled walls. The first floor has the landing, bedroom one with double glazed window to the front and ensuite shower room comprising WC, wash basin with tiled splash backs and shower cubicle with glass screen and concertina glass door. Bedroom two has fitted wardrobe, drawers and window seat with storage below and looks out over the rear garden. Bedroom three also looks out to the rear over the garden and has built in furniture also. Externally there is a garden and small driveway to the front. The rear has a generous garden which is mainly laid to lawn surrounded by mature, well maintained and well stocked flowerbeds with a variety of shrubs, bushes and trees and fruit trees. There is also a substantial timber shed with the potential for a replacement

unit, offering home office/gym/playroom (subject to planning permissions).

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 0JL 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. Council Tax Band: C

VIEWING

Viewing strictly by appointment through the Agents.

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



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