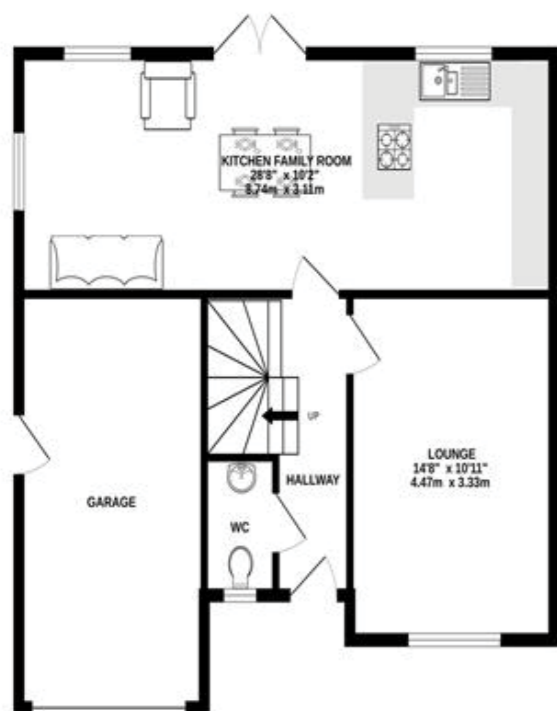
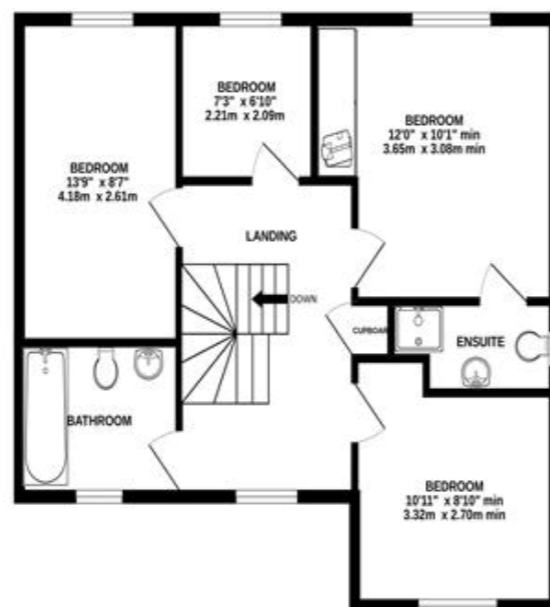


2 THE RUSHES
 Chapel-En-Le-Frith
£450,000

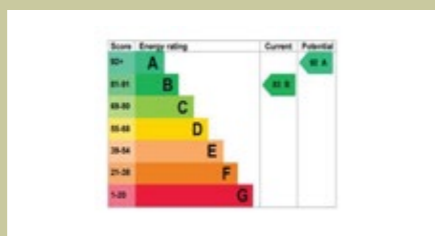
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metroplan ©2024



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



An immaculately presented FOUR BEDROOM executive detached home on a larger than average plot on a popular development. Sitting at the end of a quiet, private cul de sac with gardens to three sides and plenty of parking viewing is highly recommended. With quality fittings throughout, modern living is achieved with a spacious kitchen family room which includes dining and lounge area opening onto the rear garden. The first floor has a attractive galleried landing, master bedroom with ensuite shower room, three further bedrooms and the family bathroom. Each of the bedrooms offer lovely views over the nearby countryside including Martinside, Eccles Pike and Castle Naze. The gardens have access directly on to Long Lane and wrap around the side, rear and front of the home.

GASCOIGNE HALMAN

- Beautifully Presented Throughout
- Larger Than Average Gardens
- Cul de Sac Location
- Lovely Views

- Ensuite to Master Bedroom
- FREEHOLD
- EV Charging Point

£450,000

2 THE RUSHES

Chapel-En-Le-Frith



In a little more detail the accommodation on offer comprises an entrance hallway with staircase leading to the first floor, downstairs WC with wash basin, lounge with window looking out to the front and kitchen family room complete with a range of fitted wall and base units in cream and wood effect with worktops and breakfast bar over. Integrated appliances include a fridge freezer, dishwasher, oven and gas hob with extractor above. There is space for a dining table and seating area with windows and double doors looking out onto the rear garden. The first floor has the landing which is in the centre of the house, galleried and with a window to the front and useful storage cupboard. The master bedroom has fitted wardrobes with mirrored front and an ensuite shower

room comprising WC, wash basin and shower cubicle with glass enclosure. The three further bedrooms all have attractive views and are served by the family bathroom including WC, wall mounted wash basin and bath with shower over and glass screen, all complimented by tiled splash backs. Externally there is a paved pathway to the front door and block paved driveway to the front providing parking and access to the garage via an up and over door to the front and the EV charging point. The front garden is predominantly laid to lawn interspersed by shrubs and flower beds and with gate to the side garden. The side garden is again laid to lawn and with raised beds and hard-standings for shed and greenhouse. The rear garden has a gate providing access to long lane as well as both sides of the house, a timber pergola, extended

patio seating area and well stocked flowerbeds, all enclosed by timber fencing.
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 0UJ 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