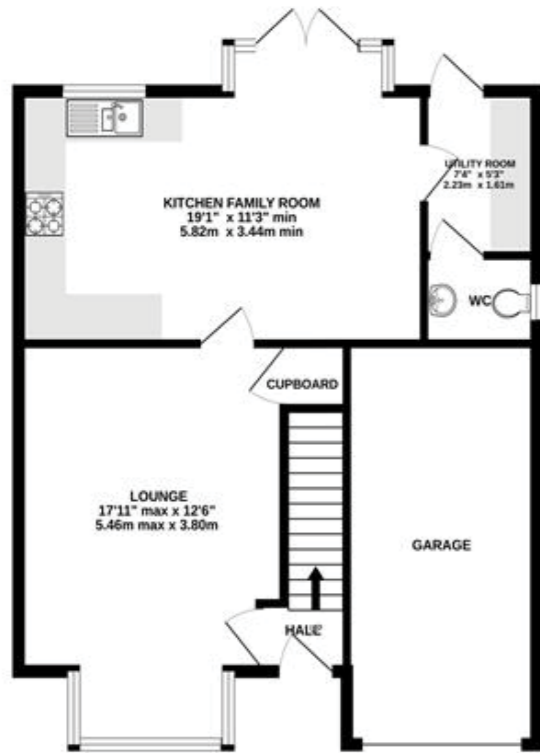
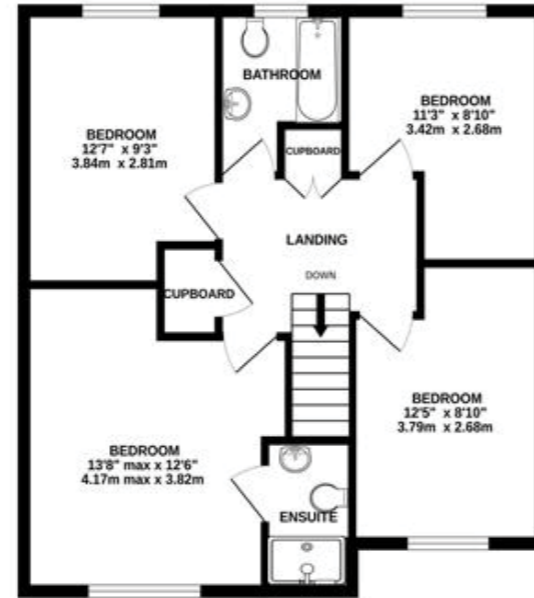




GROUND FLOOR



1ST FLOOR



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



A modern four bedroom detached home in an enviable position on a popular development with high quality fittings throughout. The property sits at the head of a cul de sac on the edge of the development and has an open aspect to the front. The excellent family home boasts a bay fronted lounge and modern kitchen family room to the rear opening onto the garden. The bedrooms are well proportioned with the master bedroom having an ensuite shower room and views over the neighbouring countryside to the front.

**GASCOIGNE HALMAN**



- Modern Detached Home
- Ensuite to Master Bedroom
- Cul de Sac Location

- Open Aspect to Front
- Quality Fittings Throughout
- Viewing Recommended

£399,950

12 TWAYBLADE CRESCENT

Chapel-En-Le-Frith



**DESCRIPTION**

In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor, lounge with double glazed bay window looking out to the front and under stairs storage cupboard, kitchen family room complete with a range of fitted wall and base units in gloss white with worktops over and attractive tiled splash backs, an integrated electric oven and gas hob with extractor above. Wood effect flooring spans the whole room with there being plenty of space for dining and a seating area. Off the kitchen is the utility room with plumbing for washing machine and dryer and access to the downstairs WC.

The first floor houses the landing with two useful storage cupboards, the master bedroom with ensuite comprising WC, wash basin and shower cubicle with glass enclosure. Bedroom three and four look out over the rear garden with bedroom two benefiting from the lovely views to the front. The family bathroom has fully tiled wall and three piece suite complete with WC, wash basin and bath. Externally there is off road parking to the front on the driveway which provides access to the garage via up and over door to the front. Pathways lead down the sides of the house to the rear garden which is laid to lawn and 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 9AE for your Sat Nav

**TENURE**

LEASEHOLD 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