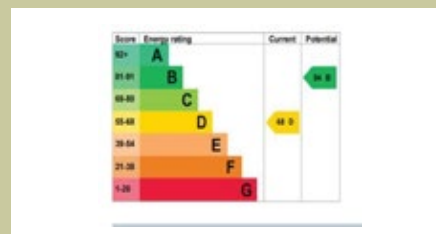
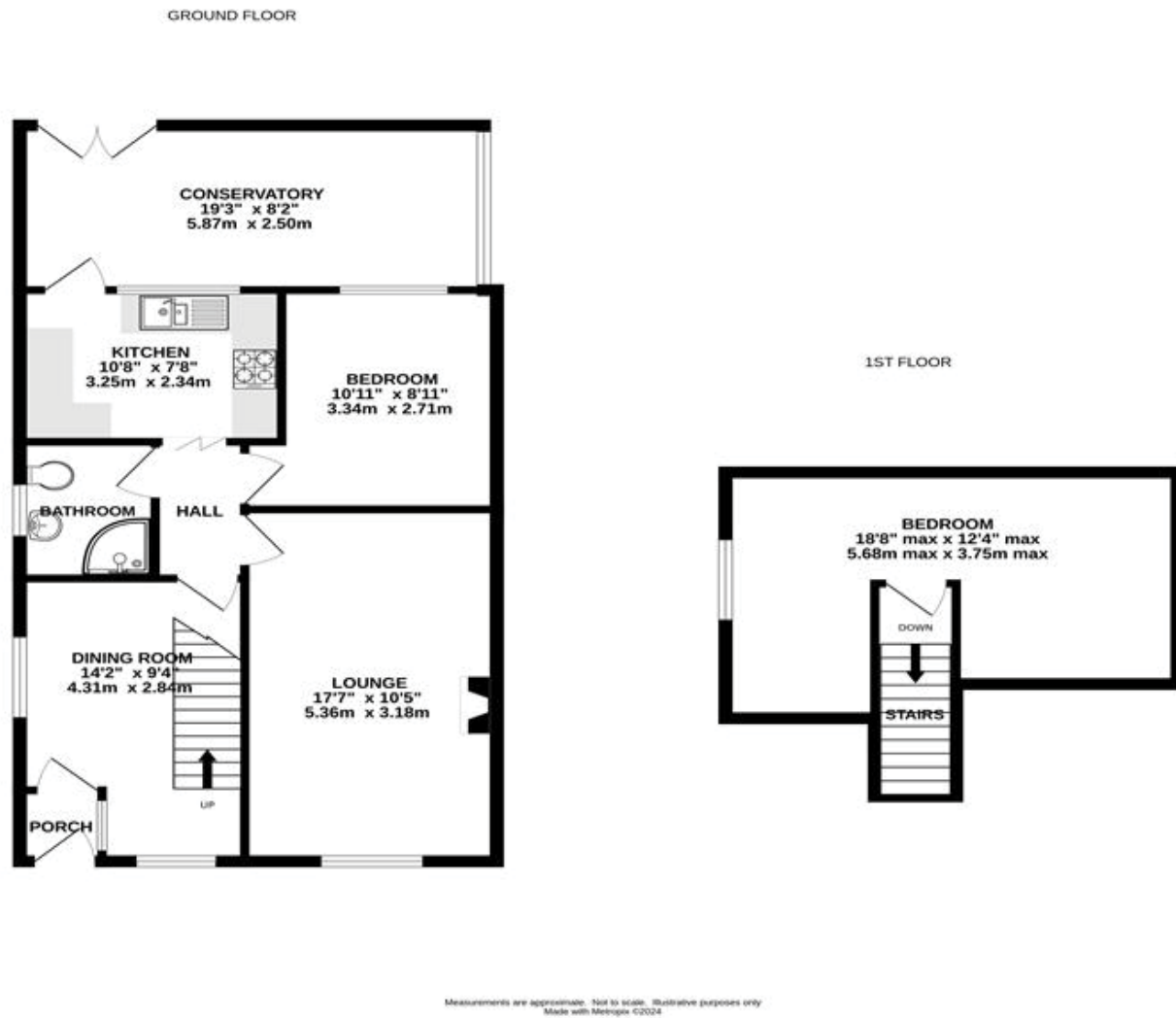


52 SPENCER ROAD
 Chapel-En-Le-Frith
£260,000



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 beautifully presented semi detached bungalow in a ready to move in condition in a popular and quiet cul de sac location. The property benefits from two reception rooms as well as conservatory to the rear providing excellent living space. There is a ground floor bedroom and bathroom along with a first floor bedroom ideal for guests. Both the kitchen and bathroom have modern quality fittings and the home is warmed via gas central heating and is fully double glazed. There is an attached garage to the side with off road parking to the front and low maintenance front and rear gardens.

GASCOIGNE HALMAN

- Beautifully Presented Throughout
- Off Road Parking and Garage
- Large Conservatory to Rear

- Cul de Sac Location
- Modern Kitchen and Bathroom
- Popular Location

£260,000

52 SPENCER ROAD

Chapel-En-Le-Frith



The property is located on a cul de sac surrounded by similar properties and is convenient for the town centre with an array of amenities. There is the train station, bus stops and high school also within easy reach. In a little more detail, the accommodation on offer comprises an entrance porch opening into the dining room with staircase leading to the first floor and windows to the front and side, there is an inner hallway providing access to the other rooms including the lounge looking out to the front and with a gas fire in fireplace, the kitchen has a range of fitted wall and base units in a gloss cream with contrasting black worktops over, there is a inset sink and drainer and space for white good. Off the

kitchen is the conservatory with spans the rear of the property and has double glazed windows and doors opening to the rear. The ground floor bedrooms looks out to the rear and the bathroom includes a WC, wash basin in vanity unit and corner shower with glass enclosure all complimented by floor to ceiling tiled walls. The first floor houses the second bedroom with double glazed window to the side. There would be potential split this bedroom into two or increase the size by way of installing dormer windows, subject to any relevant permissions. Externally, there is off road parking to the rear on the driveway which leads to the garage accessed via up and over door to the front and access door to the rear. The rear garden is

predominantly paved with flowerbeds and the front garden has a pathway leading to the pedestrian access, gravelled area and flowerbeds.

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 9SB 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. 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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