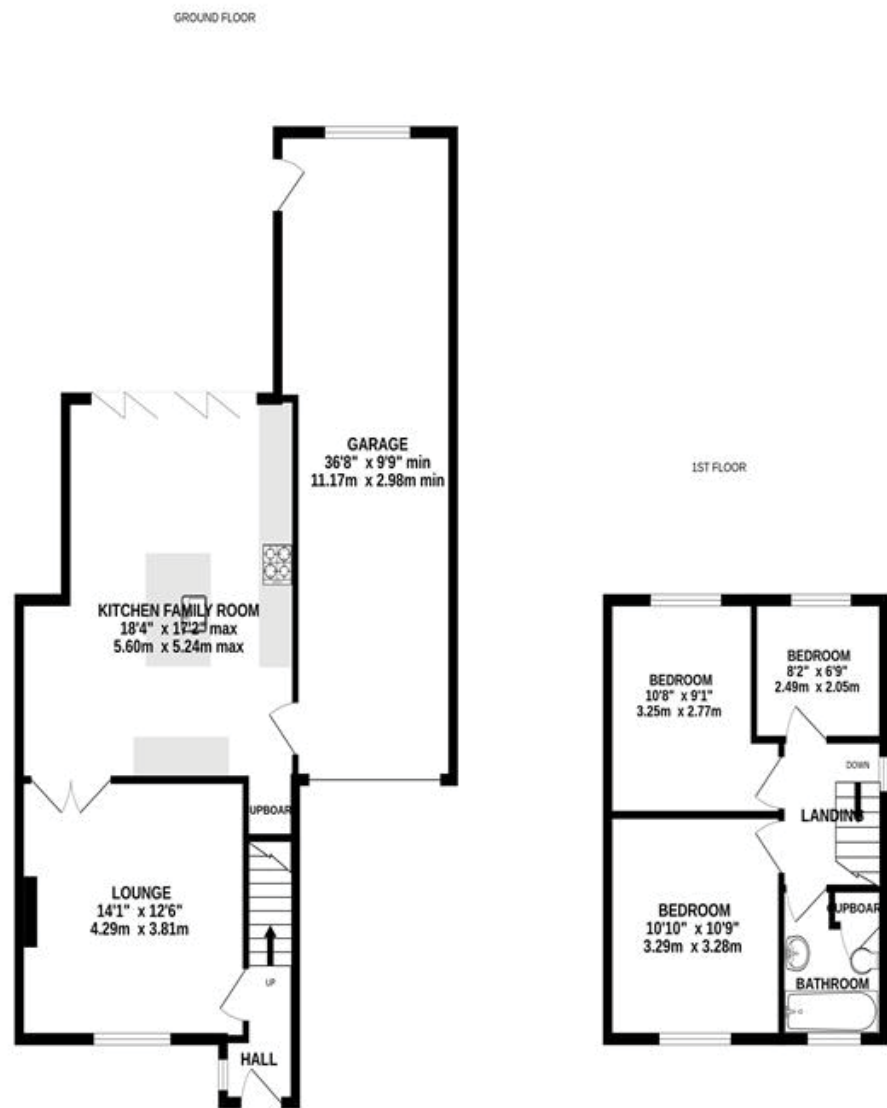


93 ROWTON GRANGE ROAD  
Chapel-En-Le-Frith  
£285,000



A beautifully presented and significantly extended three bedroom semi detached home in a hugely popular location. The ground floor extension has created a stunning kitchen family room complete with bi-fold doors opening on to the garden and high quality kitchen with impressive island unit. The garage has been extended to more than double the size providing excellent space for car storage, a workshop or converting into a home office or play room, subject to any necessary planning consents. The three bedrooms offer well proportioned space and are complimented by a quality bathroom suite. Externally there is off road parking for numerous vehicles and there is a low maintenance garden to the rear.

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



- EXTENDED SEMI DETACHED
- Double Garage/Workshop
- Beautiful Kitchen Family Room

- Popular Location
- Quality Fittings Throughout
- Viewing Recommended

£285,000

93 ROWTON GRANGE ROAD

Chapel-En-Le-Frith



The property is located conveniently within easy access to the train station, high school and the town centre. There are also various footpaths nearby which lead in to the surrounding countryside. In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor, lounge with modern media wall including hole in the wall electric fire, double doors opening into the kitchen and double glazed window to the front. The kitchen family room is equipped with a range of Shaker style wall and base units in grey with granite worktops over, matching island unit with breakfast bar and inset sink. Integrated appliances include a double electric oven.

gas hob with extractor above and dishwasher. The family area has a log burning stove, double glazed skylight windows and there are double glazed bi-folding doors to the rear. The first floor houses the three bedrooms with bedroom three having fitted furniture, and the family bathroom complete with WC, wash basin and bath with shower over and glass screen. Externally there is a driveway to the front providing off road parking for numerous vehicles and giving access to the garage via electric roller door to the front. The rear garden is a low maintenance space with stone pave patio leading on to an artificial grass lawn, 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 hear many residents 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 0LE 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. 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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