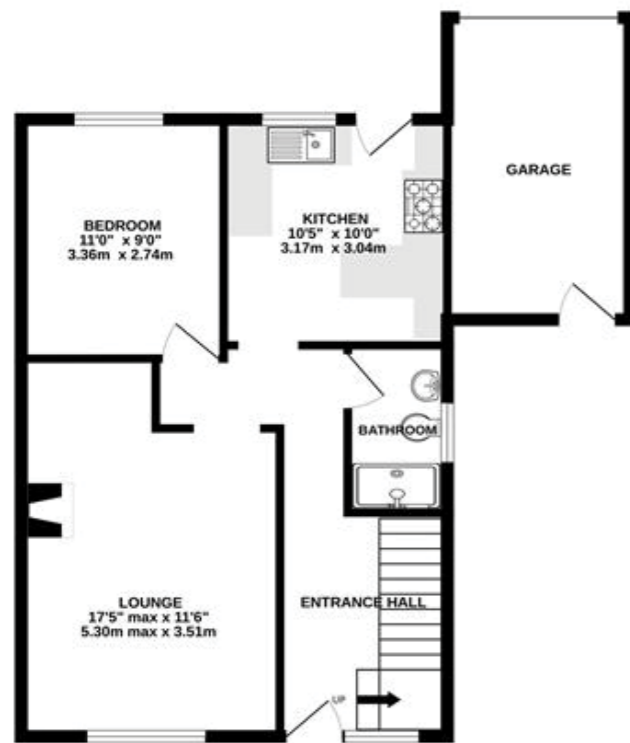


42 CROSSINGS ROAD

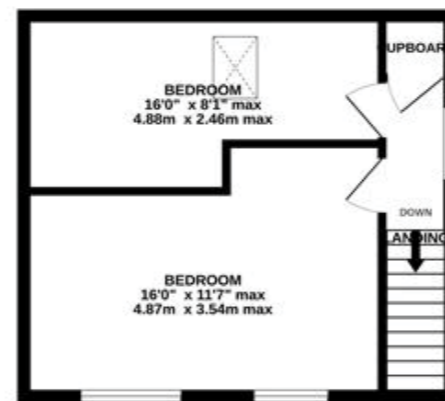
Chapel-En-Le-Frith

£265,950

GROUND FLOOR



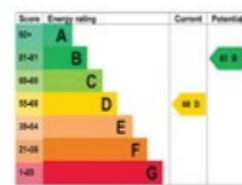
1ST FLOOR



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



A beautifully presented three bedroom semi detached home with garage to the rear. The property has undergone significant improvements under its current ownership to create a fantastic home with modern fittings. Improvements include the addition of a new kitchen with breakfast bar, modern shower room and new flooring and decoration throughout to name a few. The property offers well proportioned living accommodation complimented by front and rear gardens and attached garage to the rear. The property is located in a convenient position within easy reach of the town centre and close to neighbouring countryside and footpaths. The high school is only a short walk away and Chapel-en-le-Frith train station is also easily accessible.



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

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gascoignehalman.co.uk



GASCOIGNE HALMAN

- Beautifully Presented Throughout
- Garage to Rear
- Stunning Kitchen and Bathroom

- Popular Location
- Versatile Accommodation
- Viewing Recommended

£265,950

42 CROSSINGS ROAD

Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor, lounge with double glazed window to the front and fireplace, a kitchen with a range of fitted wall and base units with solid wood worktops over and breakfast bar, these are complimented by tiled splash backs and wood effect flooring. Bedroom one is on the ground floor and looks out to the rear and the family bathroom includes a three piece suite with WC, wash basin with vanity unit and double shower cubicle with glass screen. The first floor houses the landing, bedroom two looking out to the front with two double glazed windows and bedroom three with skylight window to the rear.

Externally there is a garden to the front mainly laid to lawn flanked by flowerbeds and with pathway leading to the front door. The rear of the property has a low maintenance garden with paved area and access to the attached garage with up and over door to the front.

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 9RY 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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