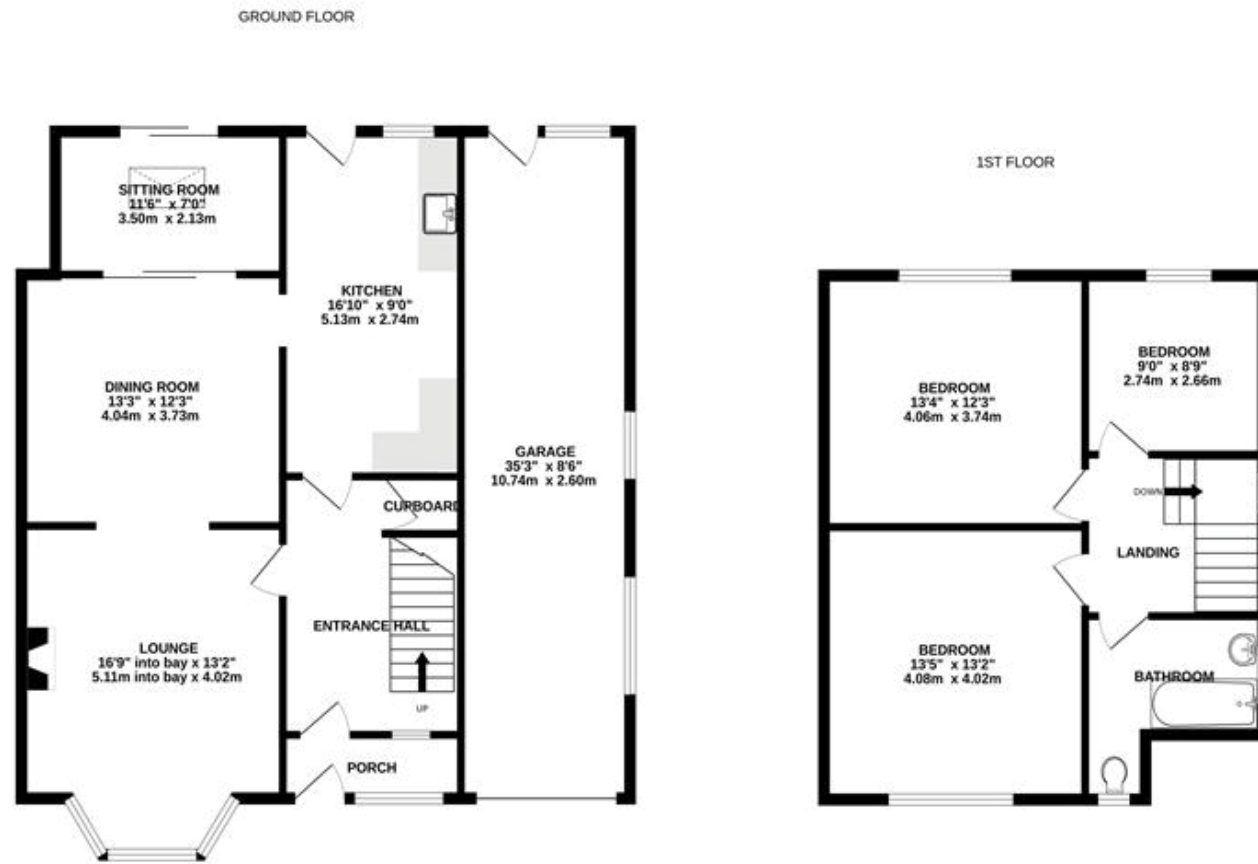
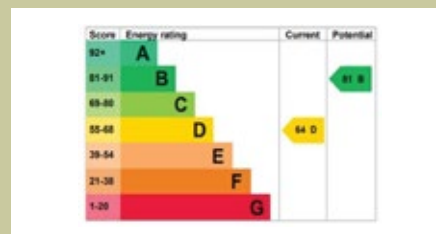


NORTH VIEW
Swallow House Lane, Hayfield
£440,000



Measurements are approximate. Not to scale. Illustrative purposes only
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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 spacious and extended THREE BEDROOM semi detached home with off road parking, garage and enclosed garden to the rear. The property benefits from three reception rooms to the ground floor and well proportioned bedrooms with two having fitted wardrobes, there is also gas central heating and double glazed windows. Located in a popular area of Hayfield the house is within easy reach of the village centre and also close to nearby footpaths ideal for exploring the nearby countryside. Hayfield Primary school is only a short walk away and is a popular 'Good' Ofsted rated school.

GASCOIGNE HALMAN

- Three Bedroom Semi Detached
- Extended to Rear
- Garage and Parking

- Enclosed Rear Garden
- Popular Location

£440,000

NORTH VIEW

Swallow House Lane, Hayfield



In a little more detail, the accommodation on offer comprises a porch opening into a spacious entrance hallway with staircase leading to the first floor and under stairs storage cupboard. The lounge has a double glazed bay window to the front, open fire in fireplace and opening through to the dining room. In turn, the dining room has an opening through to the kitchen and double glazed sliding doors into the sitting room which has a double glazed skylight window to the rear and doors opening into the rear garden. The kitchen has a sink unit, space for freestanding white goods and double glazed window and access door to the rear. The first floor includes the landing with double glazed

window to the side, bedroom one looking out to the rear and with fitted wardrobes, bedroom two overlooking the rear garden and to the countryside beyond. Bedroom three also looks out to the rear and has a fitted wardrobes. The family bathroom has double glazed windows to the front and side and a three piece white suite comprising WC, wash basin and bath with shower above and glass screen. Externally there is a garden to the front with lawned area surrounded by flowerbeds and shrubs. A stone paved driveway provides off road parking and access to the garage via up and over door to the front. The garage itself is larger than average with it extending to the full depth of the house. There are windows to the side and access door to the rear.

The rear garden is mostly enclosed by stone walling and has stone paved seating areas along with lawn and flowerbeds containing established shrubs bushes and tree providing privacy.

LOCATION

Set amid the rolling hills of the beautiful Peak District, Hayfield is an ideal location within close proximity to the beautiful Kinder, Fernilee and Errwood reservoirs with the Peak Forest Canal at its heart. The village has a good selection of shops, public houses, cafes, restaurants, primary school and walks from your doorstep. There are good commuter links to Manchester and the surrounding towns, by both rail and bus.

DIRECTIONS

SK22 2HB 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: D

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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