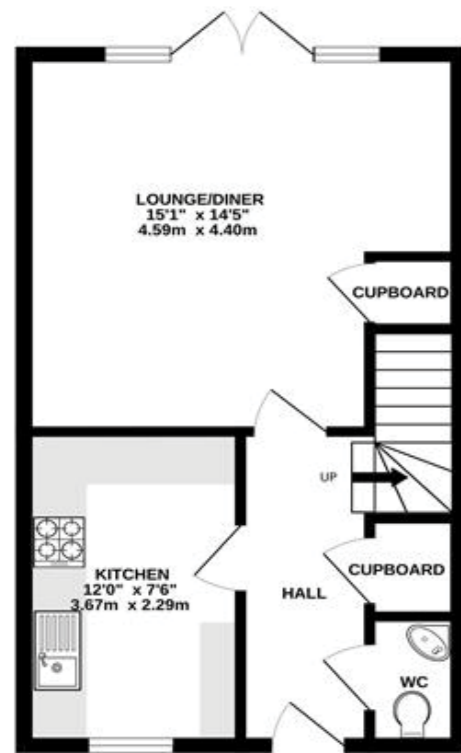


**7 SOVEREIGN WAY**

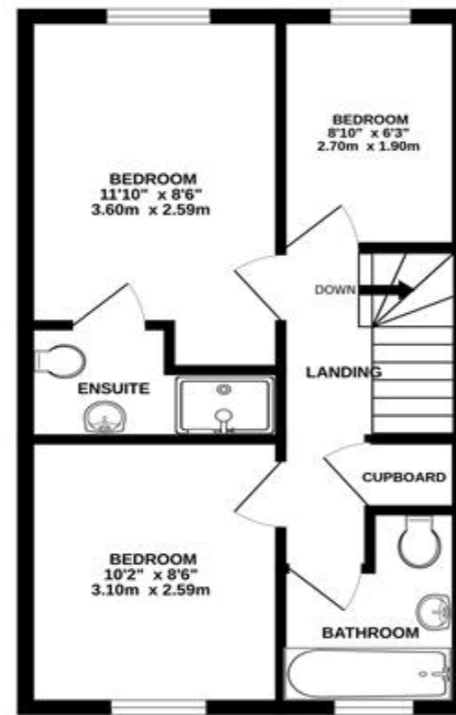
Chapel-En-Le-Frith

**£250,000**

GROUND FLOOR



1ST FLOOR



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



**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they 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**

A fantastically presented, modern home with ensuite to master bedroom and landscaped garden to the rear. Located on this popular development, this is a great opportunity to own a well cared for home with modern luxury fittings. The kitchen was an upgrade when purchased and the addition of a breakfast bar is an excellent use of the space. A spacious lounge dining room opens on to the garden and the living space is complimented by three bedrooms and quality ensuite shower room and bathroom. Located near the edge of the development, the property offers easy access to the nearby countryside, the town centre has various accesses on road or via various footpaths from the development.

- Beautifully Presented Throughout
- Ensuite to Master Bedroom
- Landscaped Gardens to Rear

- Extended Off Road Parking
- Upgraded Kitchen
- Viewing Recommended

£250,000

7 SOVEREIGN WAY

Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor, a useful storage cupboard and downstairs WC. The kitchen has a range of fitted wall and base units in cream with contrasting black worktops over complimented by black mosaic tiled splashbacks and fitted breakfast bar. There is a fitted electric oven, hob and extractor hood above along with space for white goods. The lounge dining room has double glazed double doors opening out to the rear onto the paved patio, there is space for a dining and lounge area and another useful storage cupboard.

The first floor houses the landing, again with storage cupboard; the master bedroom with ensuite shower room including WC, was basin and shower cubicle with glass enclosure; bedrooms two and three and the family bathroom with WC, wash basin and bath with tiled splashbacks. Externally there is a garden to the front with gravelled area for pot plants, driveway and paved space providing a parking space which allows side by side parking rather than a tandem driveway. This has also allowed the side fenced to be moved to the front of the house providing a handy additional space and bin storage. The rear garden has a raised paved seating area with fencing direct from the lounge diner. Steps are gated and lead down onto the garden which has been landscaped

to create a flat lawn area and decked seating area carefully located to make the most of the sun.

**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 ORE 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. Tax Band: B

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

GASCOIGNE HALMAN