

22 BLACKBROOK DRIVE
Chinley
£625,000

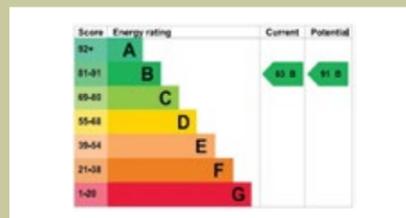
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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THE AREAS LEADING ESTATE AGENCY

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GASCOIGNE HALMAN

A fantastically appointed four double bedroom detached with spectacular extension to the rear! This modern property is located on a popular development and offer well proportioned double bedrooms coupled with modern living accommodation and quality fittings throughout. One thing that really stands out is how light and bright the property is, many rooms have a dual aspect or two windows. The rear extension has created an impressive open plan kitchen family room with vaulted ceiling, bi-fold doors opening to the rear and roof lanterns allowing plenty of natural light into the space. The master bedroom has an ensuite shower room and a quality family bathroom serves the remaining three double bedrooms. Even with the extension, the rear garden is of a reasonable size and off road parking to the front leads to the integral garage.

- EXTENDED EXECUTIVE DETACHED
- Stunning Kitchen Family Room
- Four Double Bedrooms

- Ensuite to Master Bedroom
- Integral Garage
- Popular Location

£625,000

22 BLACKBROOK DRIVE

Chinley



The property is conveniently located within easy reach of the village centre which has a number of amenities including local shops, doctors, post office and train station. The old tramway and various other footpaths are only a short walk away which provides access to the nearby countryside.

In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor and access to a downstairs WC. The lounge is a comfortable room and has two double glazed bay windows, one looking out to the front and one to the side. The kitchen family room is the real gem of the house, it has a modern kitchen with a range of fitted wall and base units in white with worktops over and a matching island unit has a breakfast bar and provides additional storage. Integrated appliances include a fridge freezer,

dishwasher, electric eye level oven and gas hob with extractor hood over. The kitchen opens up into the family room which has plenty of space for dining and lounge furniture, there is a spectacular vaulted ceiling, roof lanterns and bi-fold doors opening onto the rear garden. The utility has also been extended and provides useful space with plumbing for washing machine, storage cupboards and doorway into the garage which has a roller door to the front.

The first floor houses the landing, bedroom one with double glazed windows to the front and rear, fitted bedroom furniture including wardrobes, drawers and dressing table, the ensuite shower room is complete with WC, wash basin and shower cubicle with glass screen and tiled splashbacks. Bedroom two has a dual aspect looking out to the front and side and bedroom three also looks out to the front with two double glazed windows. Bedroom four overlooks the rear garden and

the family bathroom is another quality room with four piece suite comprising WC, wash basin, bath and separate shower cubicle with glass enclosure.

Externally there is a garden to the front mainly laid to lawn with driveway leading to the garage and front door. The rear garden has a paved patio seating directly out from the family room which also wraps around the side of the houses with an extra storage area and space for hot tub. A step up leads onto the lawned garden and on to a play area with wood chip, all enclosed by timber fencing and walls.

LOCATION

Chinley is a picturesque semi rural village which offers excellent day to day shopping facilities and good train links to Manchester and Sheffield. The area is ideal for many outdoor pursuits such as walking, cycling and horse riding. The nearby village of Whitehough offers two excellent Public Houses,

with the larger towns of Whaley Bridge and Chapel-en-le-Frith offering a wider range of shops, public houses and Restaurants. The house is within the catchment of the highly regarded primary school.

DIRECTIONS

SK23 6BF 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: E

VIEWING

Viewing strictly by appointment through the Agents.

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



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