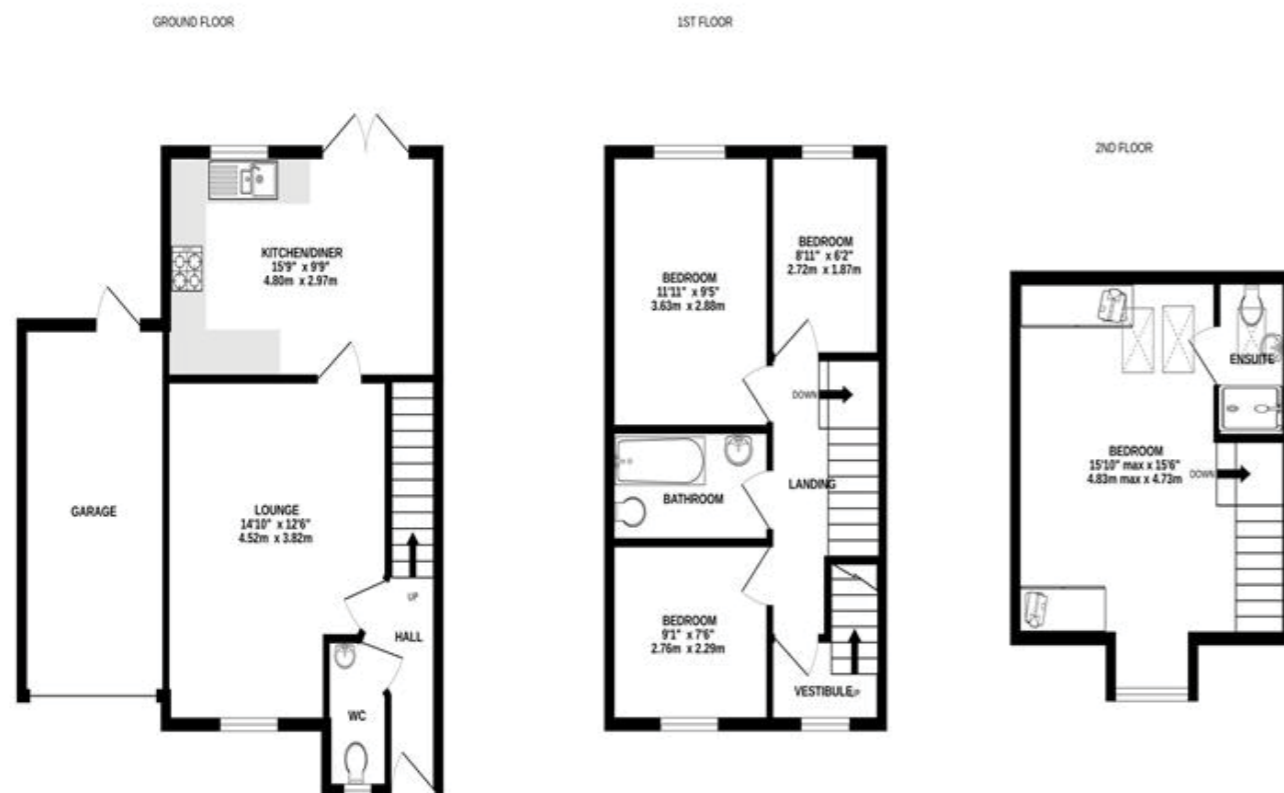


2 MILL COURT
Chinley
£340,000



Measurements are approximate. Not to scale. Illustrative purposes only.
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A beautifully presented four bedroom property in a cul de sac on a popular modern development with attached garage. With accommodation split over three floors, the jewel in the crown for this property is the impressive master bedroom with ensuite shower room and fitted wardrobes. The home also benefits from quality fittings throughout, modern kitchen dining room, off road parking and the remaining 5 years of the NHBC certificate.

The property is located in a quiet cul de sac with footpath leading on to the Old Tramway. It is convenient for the village centre which is well served by local shops, post office and cafes to name a few. The train station which sits on the Manchester to Sheffield line is also easily accessible.

GASCOIGNE HALMAN



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Chapel-En-Le-Frith

27 Market Street, CHAPEL-EN-LE-FRITH, High Peak SK23 0HP

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- Four Bedroom Semi Detached
- Accommodation Over Three Floors
- Ensuite and Fitted Wardrobes to Master Bedroom

- Attached Garage
- Cul de Sac Location
- FREEHOLD

£340,000

2 MILL COURT

Chinley



In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor, a downstairs WC with wash basin, lounge with double glazed window looking out to the front and door through to the kitchen diner. The kitchen diner has a range of modern wall and base units in gloss white with wood effect worktops over. Integrated appliances include a fridge freezer, dishwasher, electric oven and gas hob with extractor hood above. There is space for a dining table and double glazed double doors open onto the rear garden. The first floor houses the landing and three well proportioned bedrooms, the bedrooms are served by the

family bathroom comprising three piece suite of WC, wash basin and bath with shower above and glass shower screen, all complimented by attractive tiled splash backs. The master suite occupies the entirety of the second floor and has windows to the front and rear. There are cleverly fitted wardrobes to each side of the room making the most of the space for storage. The ensuite shower room includes a WC, wash basin and shower cubicle with glass enclosure and skylight window to the rear. Externally there is a small garden to the front with driveway providing off road parking and leading to the garage accessed via up and over door to the front. The rear garden is a low maintenance space with artificial grass lawn surrounded by

gravel and a raised decked seating area to the rear of the garden. This is all enclosed by timber fencing and there is an access door at the rear of the garage.

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 6FH 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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