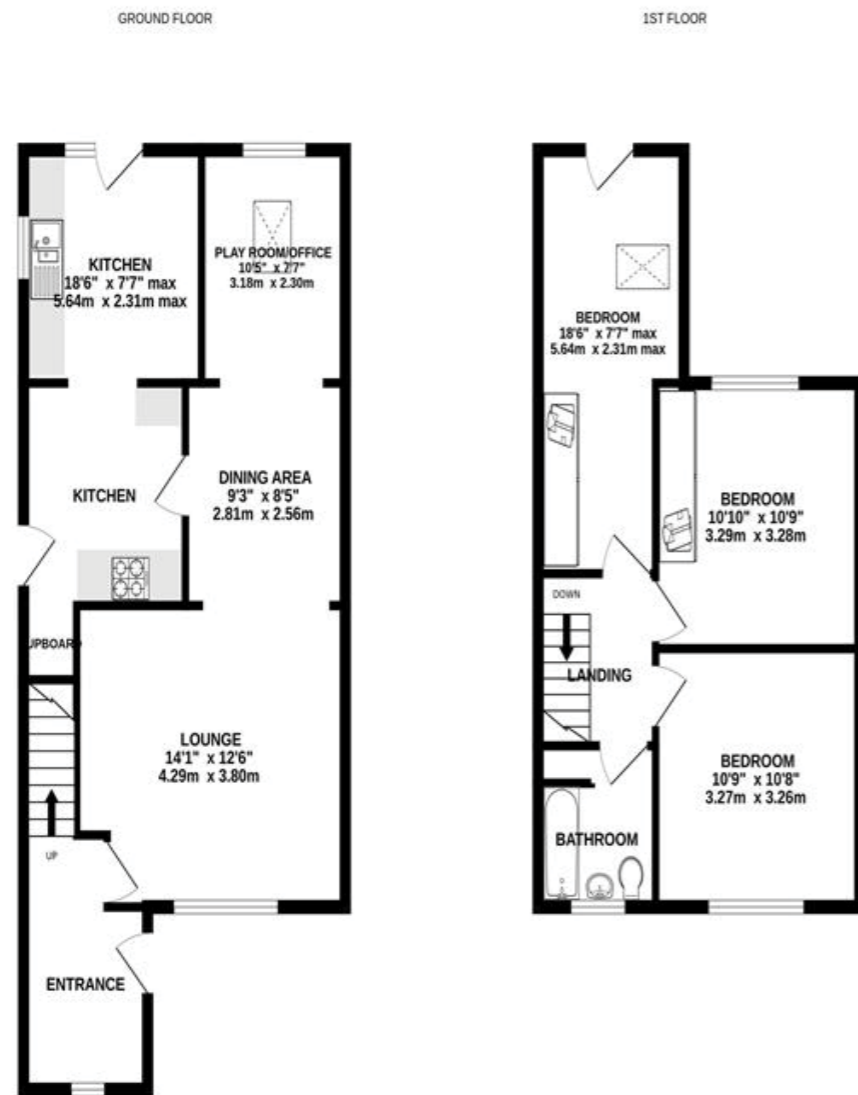
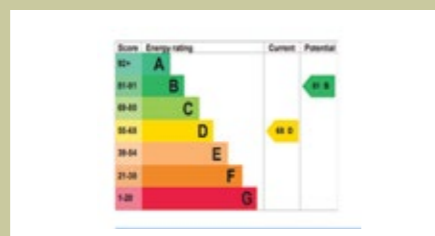


**53 LONG LANE**  
 Chapel-En-Le-Frith  
**£310,000**



Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Lettopix 12/2014



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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 significantly extended and beautifully appointed **THREE DOUBLE BEDROOM** semi detached home in an excellent location. This wonderful family home has undergone impressive upgrades which include recently fitted, modern and contemporary kitchen and bathroom which compliment the extensive living and bedroom space. An extension to the rear which has added an extra reception room, increased the size of the kitchen and bedroom three make this home ideal for buyers looking for a little more space than a standard three bedroom semi detached.

**GASCOIGNE HALMAN**

- Large Rear Extension
- THREE DOUBLE BEDROOMS
- Modern Kitchen and Bathroom

- Garage to Rear with Home Office
- Beautifully Presented Throughout
- Viewing Recommended

£310,000

53 LONG LANE

Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises a spacious entrance hall with window to the front and staircase leading to the first floor, the lounge with wood flooring, double glazed window to the front and opening into the dining area which in turn leads to the play room/office with double glazed skylight window and where the kitchen could be opened to create a kitchen diner. The kitchen itself has a range of modern high gloss white wall and base units with contrasting black worktops over, tile effect flooring and access door to the rear.

The first floor houses the landing, bedroom one looking out to the front, bedroom two overlooking the rear garden and with fitted wardrobes and bedroom three with a bank of fitted wardrobes, double glazed skylight

window and part carpet, part wooden flooring. The bedrooms are served by the beautiful family bathroom which includes a storage cupboard, three piece white suite including WC and wash basin in vanity unit and bath with shower over and glass screen, all complimented by grey tiled splashbacks.

Externally the property can be accessed on foot to the front via a flagged pathway leading through the front garden which is laid to lawn and interspersed by mature trees. The rear garden has a paved seating area leading on to a garden mainly laid to lawn and bordered by flowerbeds. A pathway leads to the space for off road parking and the garage accessed via up and over door to the front. To the rear of the garage a separate space has been created to provide a home office or hobby room.

**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 hear many residents 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 0TA 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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