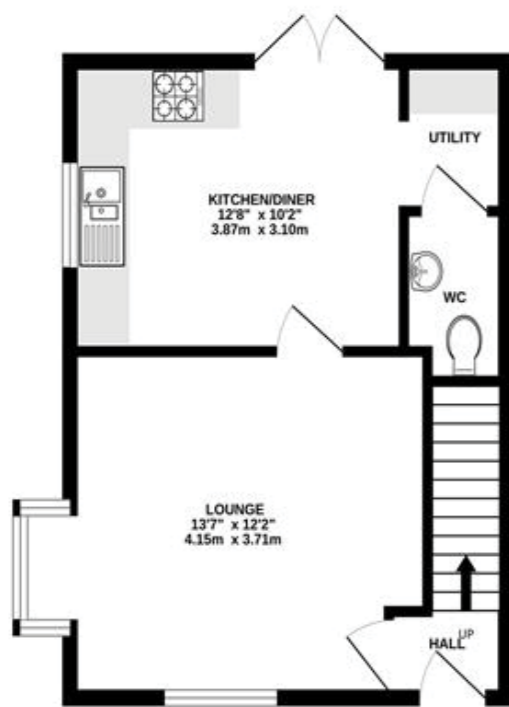


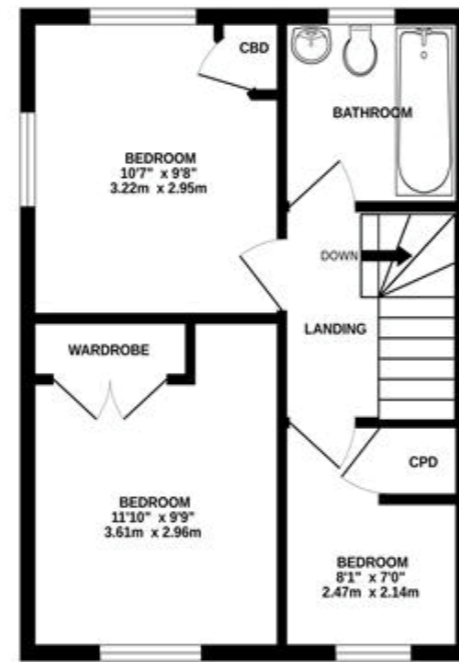
1 CANTERBURY PLACE
 Chapel-En-Le-Frith
£267,500



GROUND FLOOR
 379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
 371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq.ft. (69.6 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are 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

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GASCOIGNE HALMAN

A beautifully presented three bedroom semi detached home which sits on a corner plot creating some dual aspect rooms including an additional bay window to the side of the lounge. This modern property is equipped with contemporary fittings throughout including the kitchen, bathroom and utility area. The three bedrooms are well proportioned and bedrooms one and two have useful fitted wardrobes. The enclosed rear garden has access directly to the off road parking which has space for two vehicles side by side. Located on a popular, modern development, this home is in a convenient location with easy access to the high school, train station and within easy reach of the town centre and the array of amenities it has to offer..

- FREEHOLD
- Corner Plot
- Off Road Parking

- Three Bedroom Semi Detached
- Convenient Location
- Viewing Recommended

£267,500

1 CANTERBURY PLACE

Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor, the lounge which has a double glazed window to the front, a double glazed bay window to the side and doorway into the kitchen diner. The kitchen diner has a range of modern high gloss white wall and base units with contrasting black worktops over, inset stainless steel sink and drainer, electric oven, gas hob with extractor over and fridge freezer. There is space for a dining table and a utility area with plumbing for washing machine and a downstairs WC complete with wash basin. Double glazed double doors open onto the patio and rear garden.

The first floor houses the landing, family bathroom with WC, wash basin and bath with shower, glass screen and tiled splashbacks. Bedroom one overlooks the front of the house and has a large fitted wardrobe, bedroom two has a dual aspect and corner wardrobe and bedroom three has a storage cupboard. Externally there is a small front garden with pathway leading to the front door and around the side of the house. To the rear, there is off road parking for two vehicles and gated access into the garden with has a paved patio seating area and lawned area, all enclosed by timber fencing.

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 0UB 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

VIEWING

Viewing strictly by appointment through the Agents.

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



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