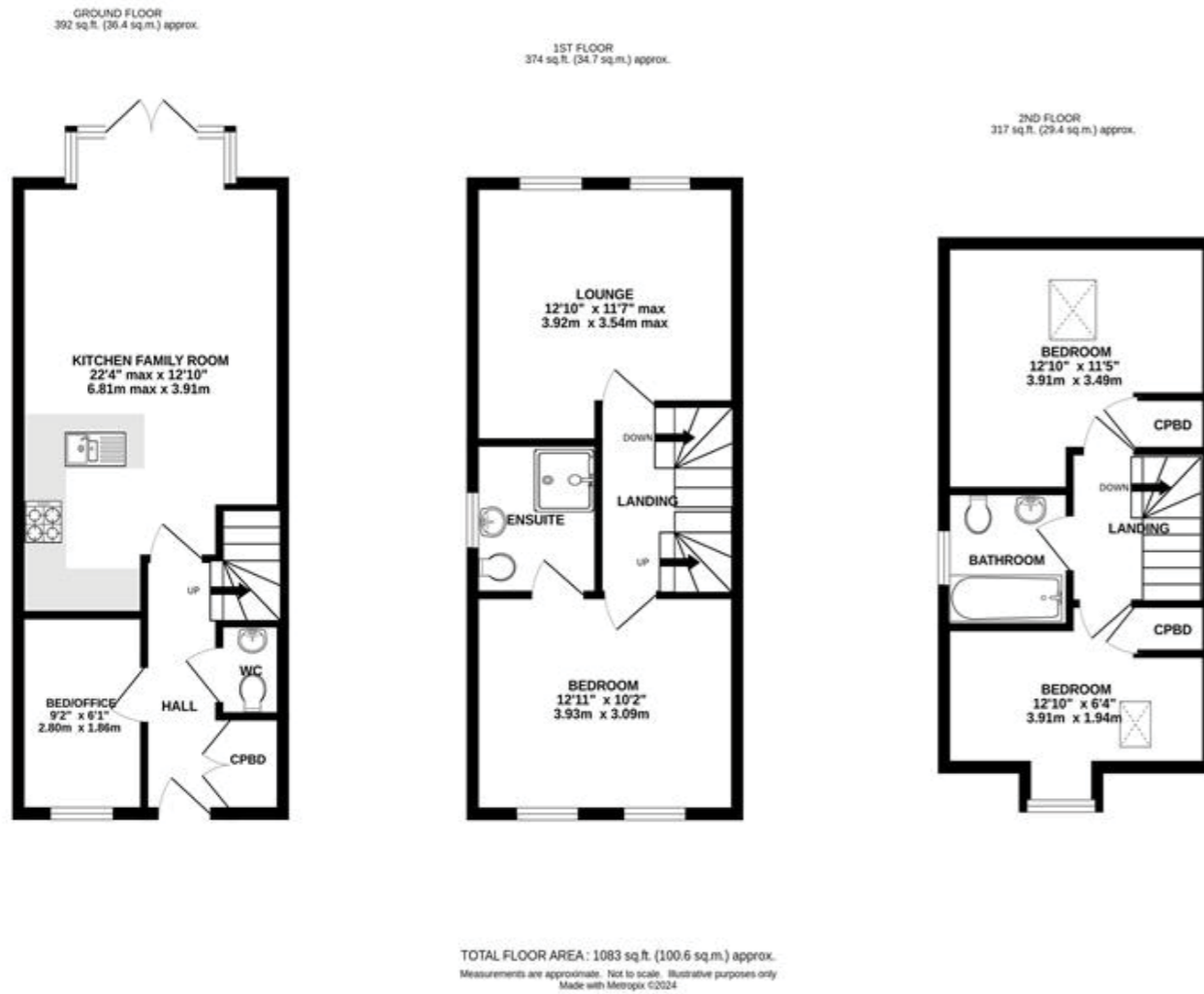


2 SOVEREIGN WAY
 Chapel-En-Le-Frith
£310,000



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Chapel-En-Le-Frith
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 01298 813577 chapel@gascoignealman.co.uk

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GASCOIGNE HALMAN

A beautifully presented and fantastically appointed THREE/FOUR bedroom semi detached home in a popular location. The property offers well proportioned living accommodation split over three floors which offers a modern kitchen family room and first floor lounge. There is a versatile ground floor room which can be used as a fourth bedroom or excellent home office. Other benefits include an ensuite to master bedroom, double doors opening onto the garden and extra parking space at the front due to the house sitting at the end of no through road.

- Beautifully Presented Throughout
- Three/Four Bedrooms
- Accommodation Over Three Floors

- Ensuite to Master Bedroom
- Popular Location
- Modern Kitchen Family Room

£310,000

2 SOVEREIGN WAY

Chapel-En-Le-Frith



The property is located at the front of the development facing Hayfield Road, it is convenient for supermarkets, primary school and the many other facilities the town has to offer as well as being convenient for access to the nearby countryside.

In a little more detail, the accommodation on offer comprises an entrance hallway with storage cupboard ideal for cloaks storage, the downstairs WC, bedroom four/office and the kitchen family room. This room is a fabulous space with a glazed bay to the rear opening onto the rear garden. The kitchen has a range of quality, modern white wall and base units with granite worktops over and breakfast bar, integrated appliances include a fridge freezer, electric oven, gas hob with extractor above

and washing machine.

The first floor houses the landing, lounge with two windows allowing plenty of light into the room and overlooking the rear garden. The master bedroom also has two windows and looks out to the front, the ensuite has a three piece suite comprising WC, wash basin and shower cubicle with glass enclosure.

The second floor houses bedrooms two and three, each with a useful storage cupboard and are served by the family bathroom which includes a WC, wash basin and bath with shower attachment and tiled splashbacks.

Externally there is a small garden to the front with off road parking extending down the side of the house. The rear garden has a paved patio seating area surround by a gravelled

space ideal for pot plants and leading on the 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 0RJ 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. 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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