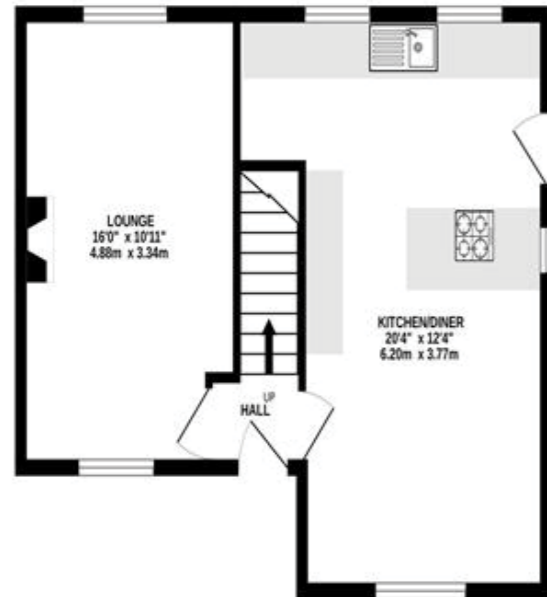


7 CROSSINGS AVENUE

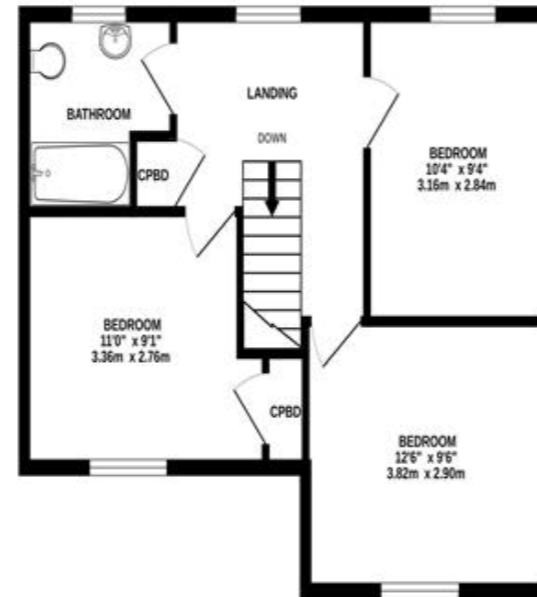
Chapel-En-Le-Frith

£299,950

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 957 sq.ft. (88.9 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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gascoignehalman.co.uk



A beautifully presented three bedroom semi detached home with modern and contemporary fittings throughout. This excellent family home has an impressive kitchen dining room and dual aspect lounge as the main living accommodation and well proportioned bedrooms with a quality bathroom. Along with the living accommodation, the property boast plenty of off road parking to the front, detached garage and garden to the rear Located in a convenient location, the property has easy access to the High School and is within reach of the town centre, Market Place and the many amenities the town has to offer..

GASCOIGNE HALMAN

- No Onward Chain
- Close to local shop & Amenities
- Spacious Rooms

- Beautifully Presented
- Impressive Kitchen / Diner

£299,950

7 CROSSINGS AVENUE

Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor, a dual aspect lounge with feature fireplace house a log burner and fitted units. The kitchen diner has plenty of storage with a range of modern wall and base units with ambient plinth lighting and solid oak worktops over. A kitchen peninsula has the hob with extractor above and breakfast bar. Integrated appliances include and double oven, separate fridge and freezer, dishwasher and washing machine. The first floor houses the landing with window looking out to the rear, three generous bedrooms with the master having a walk in wardrobe and the family bathroom has a

three piece white suite including a bath with shower over and LED lighting, WC and wash basin in vanity unit. Externally there is a driveway to the front providing plenty of off road parking and the driveway leads down the side of the house to the detached garage at the rear. The rear garden has a gravelled seating area leading on to a lawned space with timber fence and stone wall perimeter.

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 9TE 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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