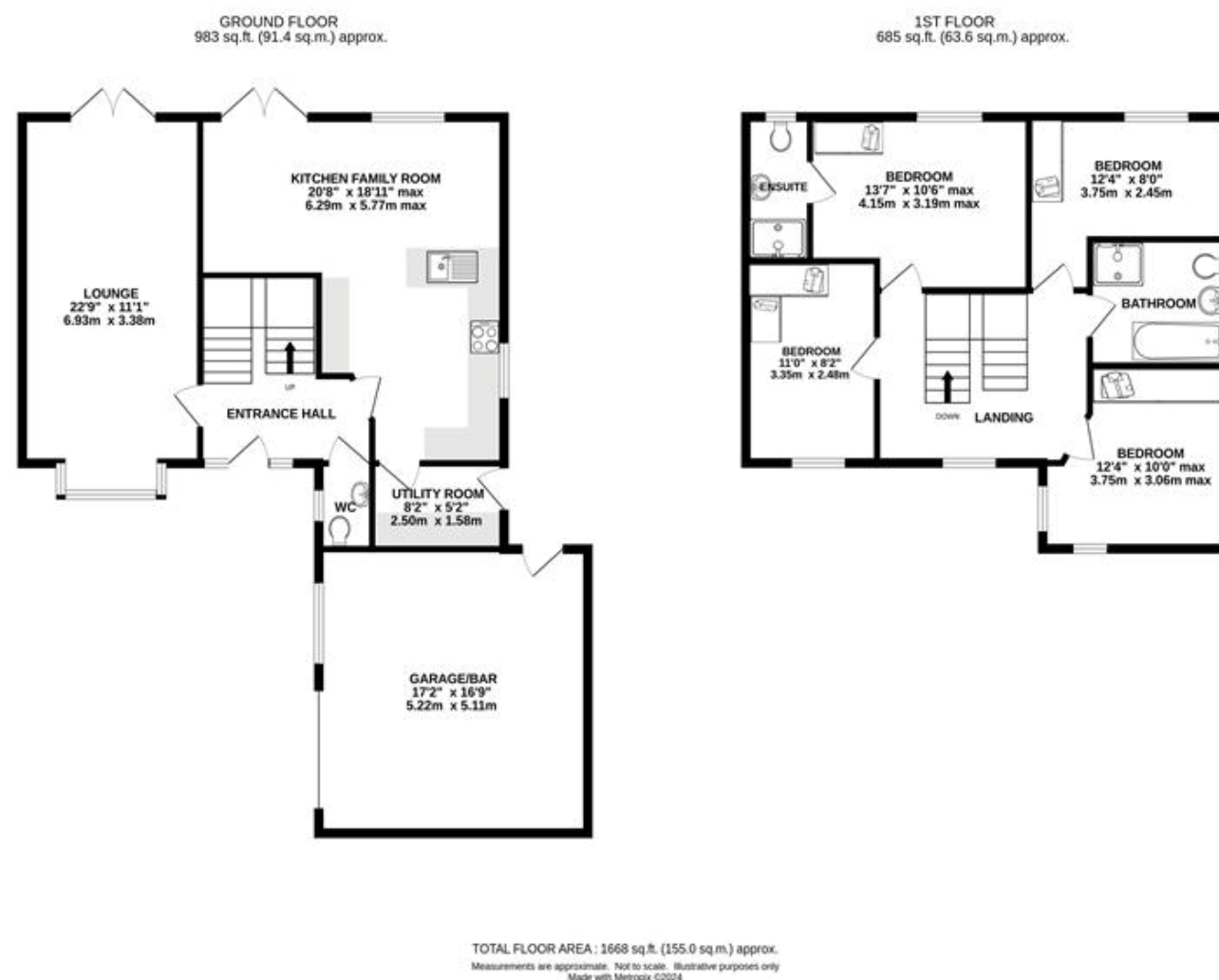


**35 OUTRAM WAY**  
Chinley  
**£580,000**



**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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gascoignealman.co.uk



A beautifully presented and excellently appointed, executive detached home with **FOUR DOUBLE BEDROOMS**. The property sit at the head of a quiet cul de sac on a hugely popular development and offer generous and well proportioned living accommodation throughout. There have been a number of improvements made to the property since its construction which include fitted wardrobes to the bedrooms, feature fireplace in the lounge and extensive work in the garden to create various separate areas of enjoyment. The original double garage has been partially converted to create a fantastic entertaining space but could have a number of uses including a home office. One garage door remains which would allow it to still be used as a garage if needed.

**GASCOIGNE HALMAN**



- Stunning Executive Detached Home
- Cul de Sac Location
- Partially Converted Garage
- Four Double Bedrooms

- Beautiful Gardens
- Modern Kitchen Family Room
- No Onward Chain

**£580,000**

**35 OUTRAM WAY**

Chinley



The property is within easy reach of the various amenities that Chinley has to offer including the train station which sits on the Manchester to Sheffield line. Other popular local facilities include the Old Hall Inn and Paper Mill Inn which are within walking distance and there are a number of footpaths to explore the nearby countryside including Eccles Pike and Cracken Edge. In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor, under stairs storage cupboard and downstairs WC. The lounge is a dual aspect room with double doors opening onto the rear and feature fireplace. The kitchen family room is an impressive space with the kitchen boasting a range of quality, modern, gloss white wall and base units with under unit and plinth lighting and with wood effect worktops over. There are integrated fridge, dishwasher, electric double oven and gas hob with extractor above. The family area has space for a dining table and seating

area with double doors opening on to the garden. Off the kitchen is a utility room with a further wall and base unit storage and plumbing for washing machine, integrated fridge and freezer. The first floor houses a galleried landing creating a wonderful centrepiece to the first floor. The master bedroom has fitted wardrobes and an ensuite shower room comprising WC, wash basin and shower cubicle with glass enclosure. Bedrooms two, three and four are all double bedrooms and also all have fitted wardrobes. They are served by the family bathroom which is a four piece suite comprising WC, wash basin, bath and separate shower cubicle with glass screen. Externally there is off road parking on the driveway at the front for three vehicles as well as a space at the side of the garage which has been gravelled with white polar stone and has raised flowerbeds, creating a beautiful side garden. Outside of the utility room is a covered area which has created an ideal space for barbecuing in the English summertime. From here you access the garage which has

been partially converted into a bar area with part timber clad walls and matching bar. Roof space has been fully floored and has lighting and pull down wooden ladder to offer plenty of additional storage. One up and over door remains at the front for additional access. The rear garden has a number of paved seating areas to make use of the views and the moving sun. There are stone wall raised flowerbeds, well stocked flowerbeds with ornate plants and shrubs interspersed by attractive trees to create additional privacy. Rear and front garden are illuminated by electric fence lights and spot lights in flower bed controlled by a timer creating beautiful illuminated gardens after dusk.

#### 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 6EQ 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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**GASCOIGNE HALMAN**