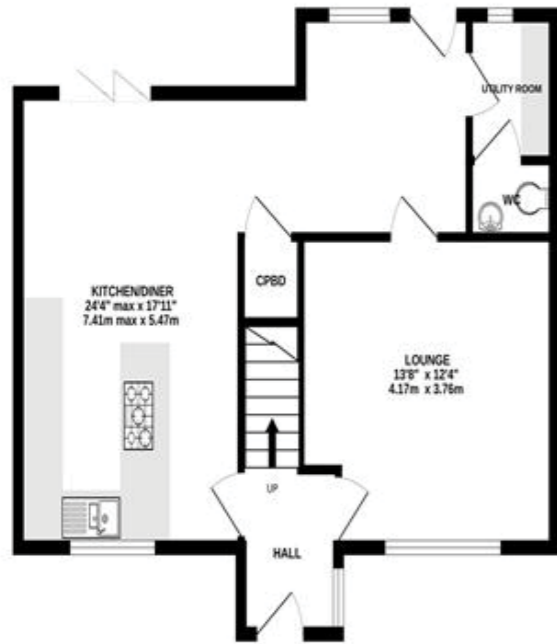
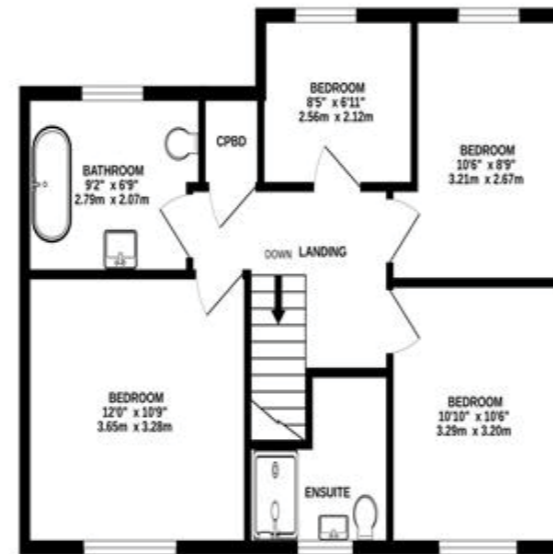


81 ROWTON GRANGE ROAD
 Chapel-En-Le-Frith
£410,000

GROUND FLOOR
 578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
 568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.5 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 stunning and beautifully presented four bedroom detached home with off road parking, detached garage and enclosed garden. The property has been renovated by the current vendors to a very high standard and offers modern open plan living space in the kitchen dining room, lounge with media wall and ensuite to the master bedroom. Quality fittings run throughout the house with sleek kitchen units and the modern bathrooms, these are complimented by underfloor heating in parts of the ground floor and bi-folding doors opening onto the garden.

- Beautifully Presented Throughout
- Four Bedroom Detached
- Ensuite to Master Bedroom

- Detached Garage to Rear
- Low Maintenance Garden
- Popular Location

£410,000

81 ROWTON GRANGE ROAD

Chapel-En-Le Frith



The property is located in a popular location within easy reach of many of the towns amenities. The train station and high school are a short walk away to the west while it is a short level walk to the east to the town centre and market place where you will find local shops and cafes. There are also a number of footpaths nearby for exploring the surrounding countryside. In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor. The kitchen diner which runs the length of the house, has underfloor heating, a double glazed window to the front and bi-folding doors to the rear. The kitchen itself has a range of two tone wall and base units in high gloss grey and white with granite worktops and breakfast bar above. Integrated appliances include a double oven, electric hob with inbuilt extractor, fridge

freezer and dishwasher. The room continues to the rear of the house providing a dining area overlooking the garden to the rear. Off the dining area is the utility room with plumbing for a washing machine and access to the downstairs WC complete with WC and wash basin. The lounge looks out to the front and has an impressive media wall with space for a TV, storage space and is backlit by LED's. The first floor has the landing which provides access to all bedrooms; bedroom one looks out to the front and has an ensuite shower room including WC, wash basin and shower cubicle with glass screen. The is also a useful storage cupboard with mirrored door. Bedrooms three and four look out to the rear with views up to Martinside and bedroom two also looks out to the front. The family bathroom is another attractive space with freestanding bath, WC and wash basin in vanity unit.

Externally there is a small garden to the front and two parking areas. There is a block paved driveway to the front and side and at the rear of the property is another driveway leading to the detached garage accessed via up and over door to the front. The rear garden is separated into two enclosed spaces; one with is a fully stone paved patio area and the other, directly off the kitchen has a paved patio seating area and artificial grass lawn.

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 OLD for your Sat Nav

TENURE

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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