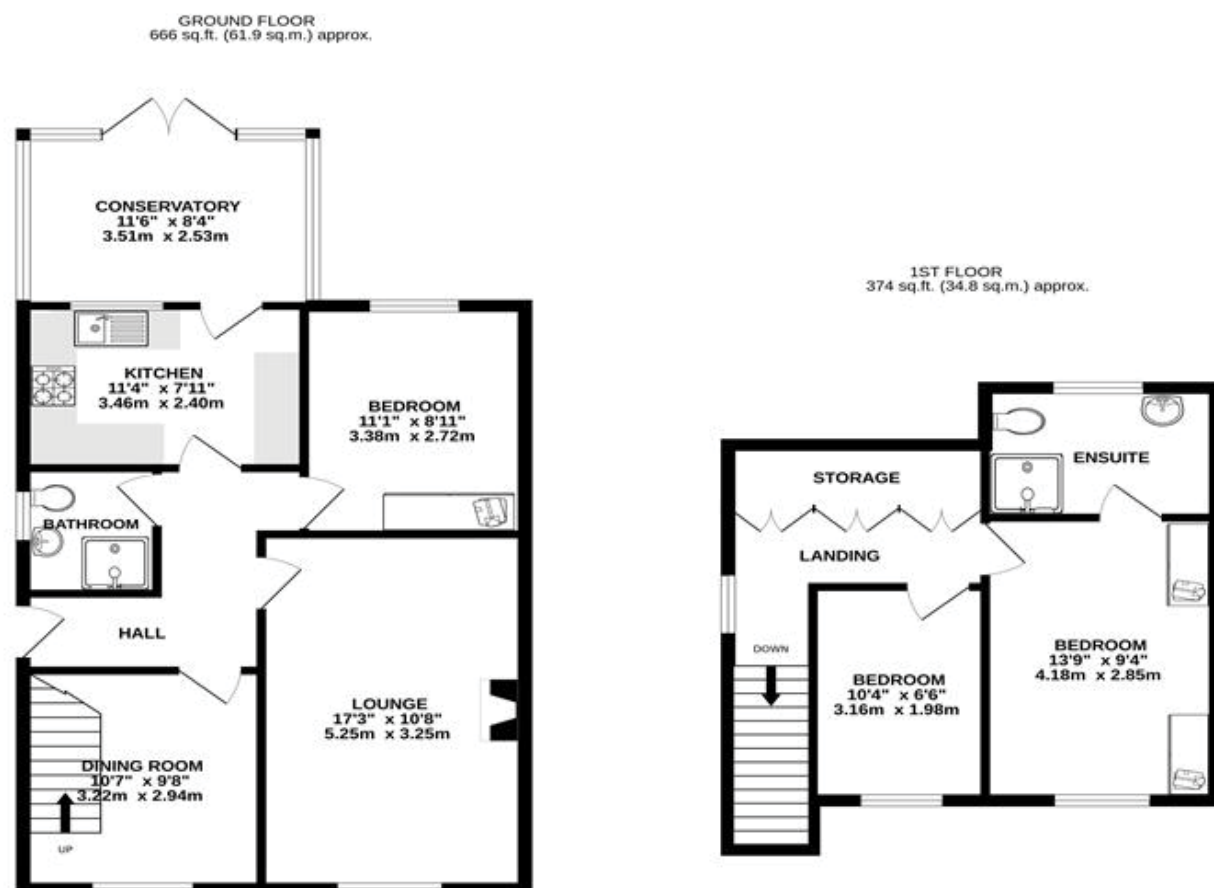


95 HORSE FAIR AVENUE
Chapel-En-Le-Frith
£255,000



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
01298 813577 chapel@gascoignehalman.co.uk

gascoignehalman.co.uk



A three bedroom dormer bungalow with two reception rooms, front and rear gardens and conservatory to the rear. The property offers well proportioned living accommodation throughout and includes an ensuite shower room off one of the first floor bedrooms. There are fitted wardrobes in the ground floor bedroom. Both bathrooms have modern fittings and the kitchen benefits from granite worktops and opens into the conservatory. There is off road parking to the side which leads to a garage with additional store room to the side.

GASCOIGNE HALMAN

- Three Bedroom Dormer Bungalow
- Two First Floor Bedrooms (One with Ensuite Shower Room)
- Conservatory to Rear

- Garage and Garden Store
- Two Reception Rooms
- Cul de Sac Location

£255,000

95 HORSE FAIR AVENUE

Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises an entrance hallway, lounge with double glazed window to the front and feature fireplace, dining room looking out to the front and staircase leading to the first floor, kitchen complete with a range of fitted wall and base units with granite worktops over, inset sink and integrated oven and hob with extractor above. The conservatory has double glazed windows to the side and rear and opens onto the garden. Bedroom one has fitted bedroom furniture including wardrobes, drawers and bedside cabinets, the family bathroom has a WC, wash basin in vanity unit and wet room style shower area with glass shower screen.

The first floor has a landing with window to the side and useful storage cupboards, bedroom three and bedroom two with fitted wardrobes and ensuite shower room comprising WC, wash basin and shower cubicle with shower boarding and glass screen.

Externally there is a garden to the front, driveway leading down the side of the house to the garage accessed via up and over door to the front. The rear garden is an enclosed space with paved seating area and raised flowerbeds and access to the garden store.

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 hear many residents 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 9SF 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. 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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