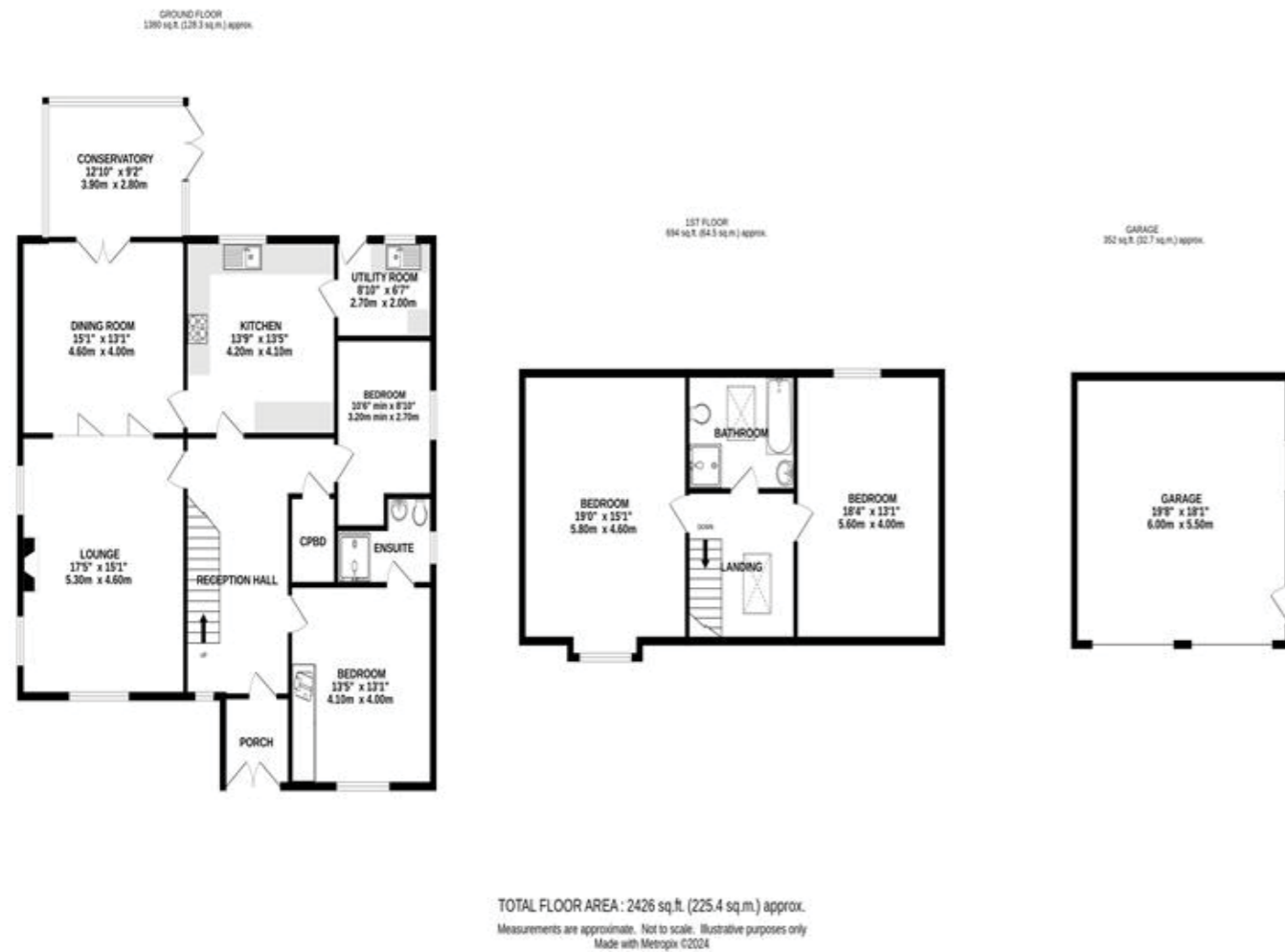


**FAIRFIELD HOUSE**  
Laneside Close, Chapel-En-Le-Frith  
**£550,000**



A fantastic opportunity to purchase a substantial four bedroom detached home on a private road in a convenient location. The property has a number of attractive features including four separate reception areas including a reception hall and conservatory, ensuite to master bedroom and large double garage to the rear. The property makes a wonderful family home and also ideal for a buyer looking for single storey living with two ground floor bedrooms. The street has properties of a similar quality and there is a real feeling of space surrounding the houses with a generous front and rear garden and plenty of off road parking space.

The property is located on a cul-de-sac which is convenient for the high school as well as being within easy reach of the train station. The town centre and all the amenities it has to offer is also only a short walk away through the Memorial Park.

**GASCOIGNE HALMAN**



**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



- Substantial Detached Home
- Private Road
- Large Double Garage to rear

- Four Reception Areas Including Conservatory
- Ensuite to Master Bedroom
- Front and Rear Gardens

**£550,000**

**FAIRFIELD HOUSE**

Laneside Close, Chapel-En-Le-Frith



In a little more detail, the accommodation on offer is entered into the porch which opens into the reception hallway with staircase leading to the first floor and useful storage cupboard. The lounge looks out to the front over the garden, has a dual aspect and gas fire in fireplace, folding doors open into the dining room, which is also accessed off the kitchen and has double doors opening into the conservatory. The kitchen has plenty of storage with a range of fitted wall and base units including glass display units and worktops over. There is space for a dining table and white goods including a range cooker and fridge freezer. Off the kitchen is the utility room with plumbing for washing machine and more storage in matching kitchen units. The master bedroom also looks out over the front garden, has fitted bedroom furniture and an ensuite shower room complete with WC, wash basin and shower cubicle with glass screen and

electric shower. Bedroom four looks out to the side of the property and has a useful wash basin in vanity unit. The first floor houses the spacious landing giving access to the bedrooms three and four. Both are very comfortable double bedrooms with fitted storage. These bedrooms are served by the family bathroom which includes a WC, wash basin, bath and separate shower cubicle, all complimented by tiled splashbacks. Externally the property is approached via a gravelled driveway which leads down the side of the house to the rear. The front garden is mainly laid to lawn, flanked by flowerbeds and has a stone wall perimeter. The rear garden has the detached garage with two up and over doors to the front and access door to the side. There is a paved patio seating area at the rear of the house, rose arch, raised flowerbeds and garden laid to 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 0TS 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. Council Tax Band: F

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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