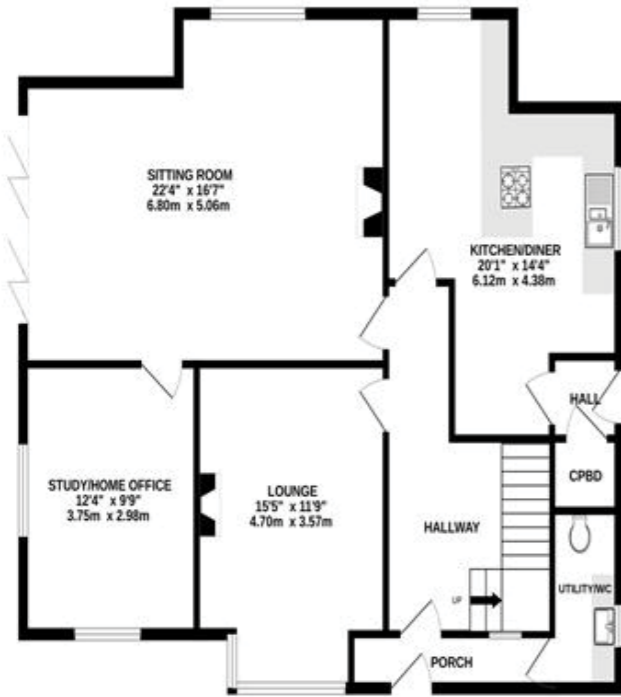
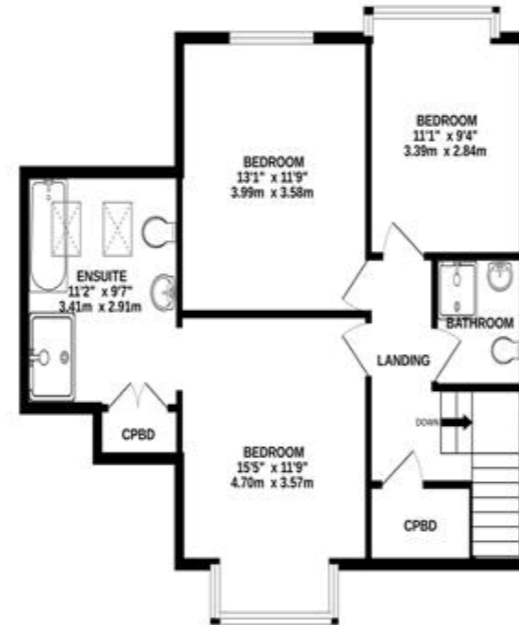


21 ROWTON GRANGE ROAD
 Chapel-En-Le-Frith
£529,950

GROUND FLOOR
 1068 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR
 676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 1744 sq.ft. (162.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2024



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



GASCOIGNE HALMAN

A beautifully presented, extended and unique three bedroom detached home in a fantastic location with generous living space. The ground floor offers three separate reception areas with a formal sitting room, family lounge with Bi-fold doors opening onto the garden and additional reception room which could have any number of uses including a snug or playroom that is currently used as a home office. All of the bedrooms are a comfortable size and the master bedroom has an impressive ensuite bathroom. In addition to the living accommodation, the property offers plenty of off road parking and detached garage to the side and well maintained gardens to three sides with mature flowerbeds and seating areas.

- Impressive Detached Home
- Fantastic Location
- Three Reception Rooms Including Home Office

- Ensuite to Master Bedroom
- Detached Garage
- Viewing Recommended

£529,950

21 ROWTON GRANGE ROAD

Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises an entrance porch with access to the utility room which has plumbing for a washing machine, ceramic basin and WC. The entrance hall has wood flooring and staircase leading to the first floor as well as access to the sitting room with bay window to the front, log burner in fireplace and wood flooring. The family lounge is an impressive space with windows to the rear and Bi-folding doors to the side opening on to a decked seating area, there is also an open fire and access into the third reception room currently a home office looking out onto the side garden. The kitchen has a range of wall and base units including glass display units with solid wood worktops and integrated oven and hob. There is a breakfast bar as well as space for a dining table and white goods. Off the kitchen is the side porch which has a useful storage cupboard. The first floor has the landing with

window to the side and storage cupboard. The master bedroom has a bay window to the front and opening into the ensuite bathroom complete with WC, wash basin, bath and separate shower cubicle. Two double glazed skylight windows allow plenty of natural light into the room and there is a bank of cupboards for additional storage. Bedrooms two and three both look out over the rear garden and offer views over to the town to the countryside and hills beyond. The family bathroom has a modern, white, three-piece suite comprising WC, wash basin and shower cubicle with glass screen and contemporary tiled splashbacks. Externally there is a gated driveway providing off road parking and access to the detached garage with roller door to the front and has power and lighting. Storage/shed adjoining the garage which also contains a large dog shower/utility facility. The gardens wrap around the house to three sides. A well-maintained hedge to the front provides privacy to the garden, which

is mainly laid to lawn, there are mature flowerbeds, timber fenced perimeter and two seating areas. One is the raised decked area off the family lounge, and one is a paved patio positioned to make the most of the evening sun.

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 0LA 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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GASCOIGNE HALMAN