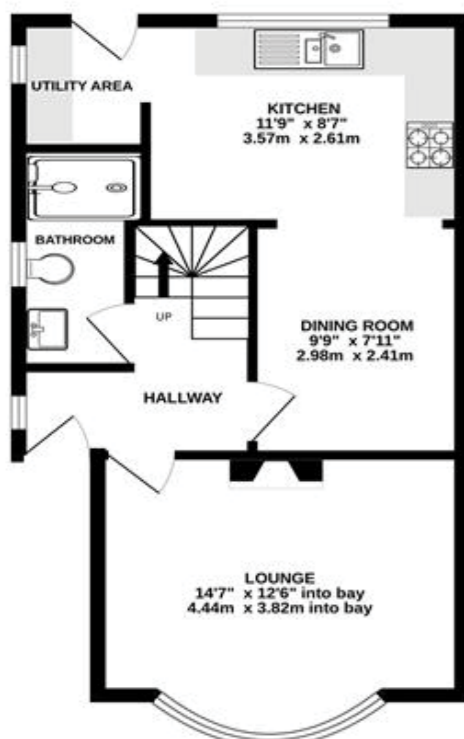


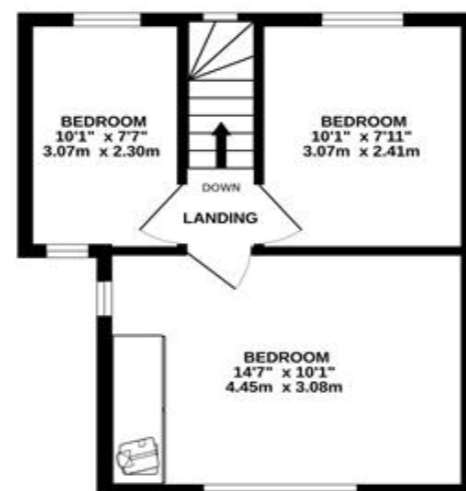
16 THE CRESCENT
 Chapel-En-Le-Frith
£250,000



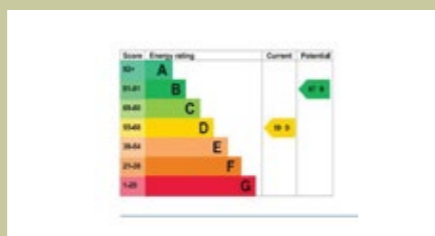
GROUND FLOOR



1ST FLOOR



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

01298 813577 chapel@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

An immaculately presented and EXTENDED three bedroom semi detached home in a quiet cul de sac location with detached garage to the rear. Sitting on a corner plot, this property has generous outside space including off road parking for a number of vehicles and generous garden. Internally the property is well equipped throughout and the extension to the rear has created two reception rooms as well as the fitted kitchen. Improvements by the current owners include double glazing and new external doors, a new gas combination boiler and new fitted shower room to name a few.

Located on The Crescent, the property is conveniently located within easy reach of the town centre, supermarkets are nearby and there are footpaths providing access to the surrounding countryside only a short walk away..

- Beautifully Presented Throughout
- Extended Semi Detached Home
- Detached Garage to Rear

- Cul de Sac Location
- Two Reception Rooms
- Off Road Parking for Numerous Vehicles

£250,000

16 THE CRESCENT

Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises an entrance hallway with window to the side and staircase leading to the first floor, the lounge has a double glazed bay fronted window to the front and feature fireplace. The dining room down lights, wood flooring and opening through to the kitchen. The kitchen itself has a range of fitted wall and base units in a Shaker style with contrasting two tone colours and solid oak worktops over. There is an inset sink and drainer and integral oven and hob with extractor above. There is also a utility area to the side and access door to the rear. The family shower room has a wall mounted wash basin in vanity unit, low level WC and double shower cubicle with

glass screen, all complimented by tiled walls. The first floor houses the three bedrooms, bedroom one looks out to the front and has a fitted wardrobe, bedroom two and three both overlook the rear garden. Externally there is a garden to the front and driveway leading down the side of the house to the detached garage at the rear. The garden is predominantly laid to lawn flanked by flowerbeds and there is a gravelled seating area. The garage has an up and over door to the front, courtesy door to the side and benefits from power and lighting.

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 center 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 town and villages is an excellent place to set up home.

DIRECTIONS

SK17 0JL 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: C

VIEWING

Viewing strictly by appointment through the Agents.

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



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