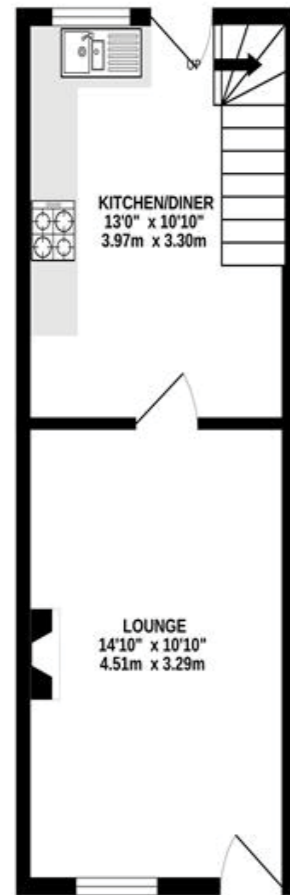
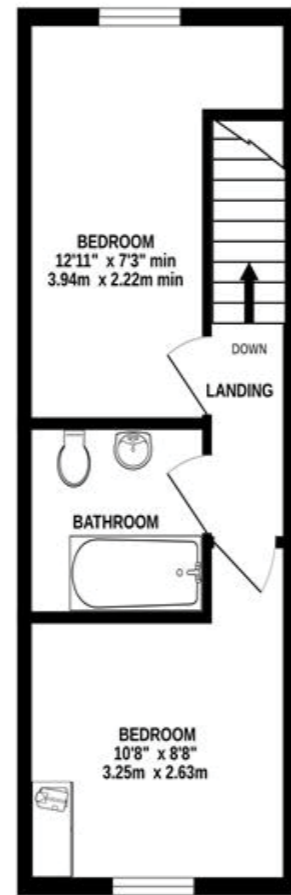


**1 ROSE & CROWN COTTAGE**  
 Tunstead Milton  
**£250,000**

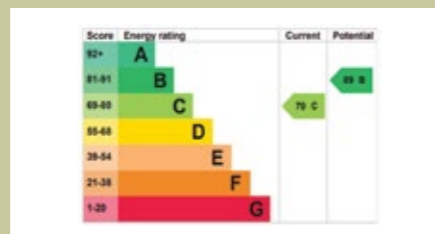
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Mergim 12024



**NOTICE**  
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they 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 and deceptively spacious cottage in a great location between Chapel-en-le-Frith and Whaley Bridge. The property offers two double bedrooms, well proportioned living accommodation and a spacious low maintenance garden to the rear. Equipped with modern, quality fittings throughout including the fitted kitchen and bathroom suite and a log burning stove in the lounge, viewing is highly recommended.

No Chain.

- Deceptively Spacious Cottage
- Two Double Bedrooms
- Garden to Rear
- Log Burner

- Popular Location
- Viewing Recommended
- No Chain

£250,000

1 ROSE & CROWN COTTAGE

Tunstead Milton



**DESCRIPTION**

In a little more detail, the accommodation on offer comprises a lounge with double glazed window to the front and log burning stove in an attractive fireplace with brick surround. The kitchen diner has a range of cottage style base units with solid oak worktops over, there is an inset stainless steel sink and drainer and integrated oven and hob and tiled splash backs. There is plenty of space for a dining table and a staircase leads to the first floor. The first floor houses the landing, bedroom one which looks out to the front and has a fitted wardrobe, bedroom two overlooks the garden to the rear and the family bathroom is well equipped with a white three piece suite

comprising WC, wash basin and bath with shower over and glass screen, all complimented by fully tiled walls with border. Externally there is a small garden to the front and the rear has a lovely low maintenance space with paved seating area and timber shed surrounded by gravelled area ideal for pot plants.

**LOCATION**

Set amid the rolling hills of the beautiful Peak District, Whaley Bridge is an ideal location situated in the picturesque Goyt Valley it is within close proximity to the beautiful Fernilee and Errwood reservoirs with the Peak Forest Canal at its heart. The town has a good selection of shops, public houses and restaurants. There are good commuter links to Manchester and the surrounding towns, by both rail and bus.

**DIRECTIONS**

SK23 7ER 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: A

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

GASCOIGNE HALMAN