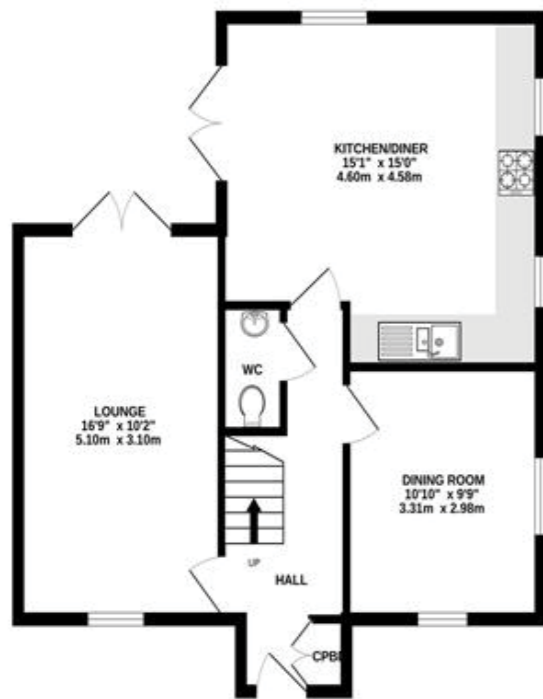


**20 SOVEREIGN WAY**

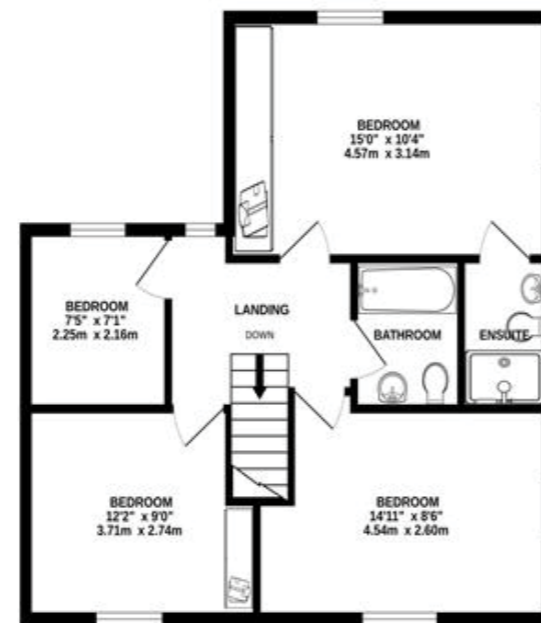
Chapel-En-Le-Frith

**£419,000**

GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metroplan ©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



\* FREEHOLD \* A beautifully presented four bedroom, two reception room detached home in a popular location. The property is complimented by quality, modern fittings throughout including both bathrooms, the fitted kitchen and flooring. It offers spacious living accommodation with a modern kitchen diner, four well proportioned bedrooms with an ensuite to the master bedroom. There is an enclosed garden to the rear with access to the driveway and detached garage.

**GASCOIGNE HALMAN**

- Four Bedroom Detached
- Two Reception Rooms
- FREEHOLD
- Detached Garage

- Ensuite to Master Bedroom
- Popular Development
- Ready to Move Straight Into

£419,000

20 SOVEREIGN WAY

Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises an entrance hall with attractive tiled flooring which leads through into the kitchen diner, there is a storage cupboard and fully tiled downstairs WC. The lounge has a dual aspect with double doors opening out to the rear garden and the dining room has windows looking out to the front and side. The kitchen diner is a bright modern space with a range of quality wall and base units with wood effect worktops over, integrated appliances including fridge freezer, washing machine, dishwasher, oven and hob with extractor hood above. Double glazed double doors open on to a patio at the rear. The first floor has a central landing with window to the

front. The master bedroom has a bank of fitted wardrobes and ensuite shower room complete with WC, wash basin and shower cubicle with glass screen. Bedroom two looks out to the front and side with a dual aspect, bedroom three has fitted wardrobes and bedroom four overlooks the rear garden. The family bathroom includes fully tiled walls, WC, wash basin and bath with shower over. Externally there is off road parking on the driveway to the rear leading to the detached garage. The rear garden has a paved patio seating area to the rear with garden mainly laid to lawn surrounded by well stocked and well maintained flowerbeds, all enclosed by stone walls.

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

**DIRECTIONS**

SK23 0RJ 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

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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