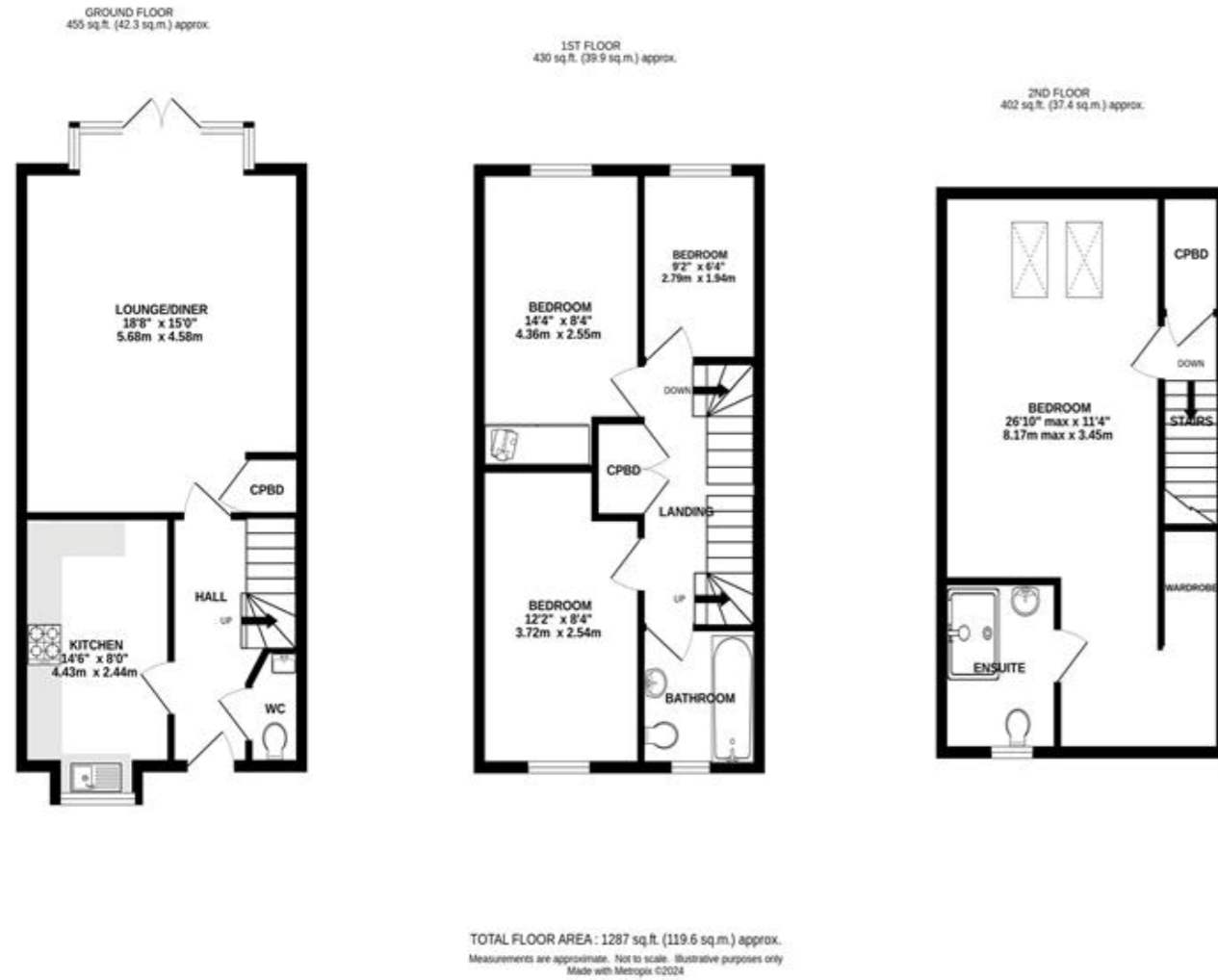


42 SOVEREIGN WAY
 Chapel-En-Le-Frith
£349,950



A beautifully presented four bedroom semi detached home split over three floors providing spacious living accommodation and impressive master bedroom suite. The property is a popular style with only four of this type on the development and has undergone a number of improvements by the vendor over recent years including additional lighting, electrics and hard wired internet. The ground floor has the modern kitchen with breakfast bar and generous lounge dining room with doors opening onto the rear garden. Three well proportioned bedrooms and the family bathroom are located on the first floor and the master bedroom, which measures over 8 metres in length, along with the ensuite shower room occupies the whole of the second floor. A driveway provides off road parking to the front and to the rear there is a detached garage and well manicured garden.

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

- Four Bedroom Semi Detached
- Detached Garage
- Impressive Master Bedroom Suite

- Beautifully Presented Throughout
- Popular Development
- Viewing Recommended

£349,950

42 SOVEREIGN WAY

Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises an entrance hallway with downstairs WC off, the kitchen with a range of sleek, modern wall and base units with worktops over, integrated oven and hob, breakfast bar and ambient plinth lighting. The lounge diner has a useful storage cupboard and has attractive timber clad walls, plenty of space for dining table and lounge furniture and double glazed double doors opening onto the rear patio.

The first floor houses bedroom two with fitted wardrobes, bedrooms three and four and the family bathroom complete with WC, wash basin and bath, all with tiled splashbacks.

The second floor has a storage cupboard, spacious master bedroom with two skylight windows to the rear loft access and walk in wardrobe area. The ensuite shower room includes a WC, wash basin and shower cubicle with glass enclosure. Externally there is a landscaped garden to the front with pathway leading to the front door. A driveway leads down the side of the house providing off road parking and access to the detached garage which has an up and over door to the front, power and lighting. The rear garden has a paved patio seating area with bamboo screen separating it from the lawned area bordered by raised flowerbeds and an additional private seating area to the rear of the garage.

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 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 towns and villages are an excellent place to set up home.

DIRECTIONS

SK23 0RJ for your Sat Nav

TENURE

LEASEHOLD 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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