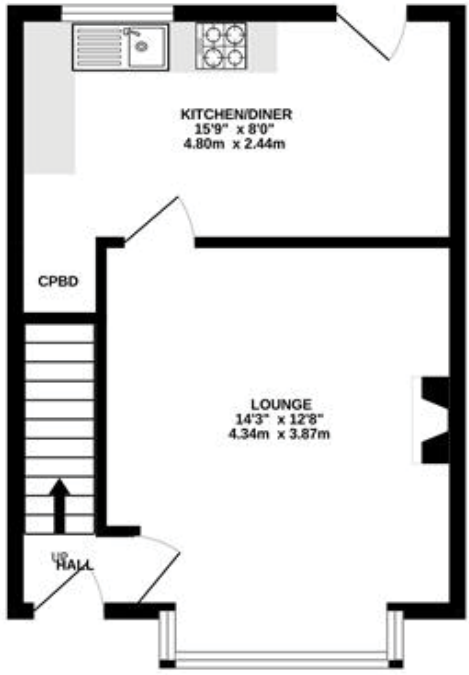
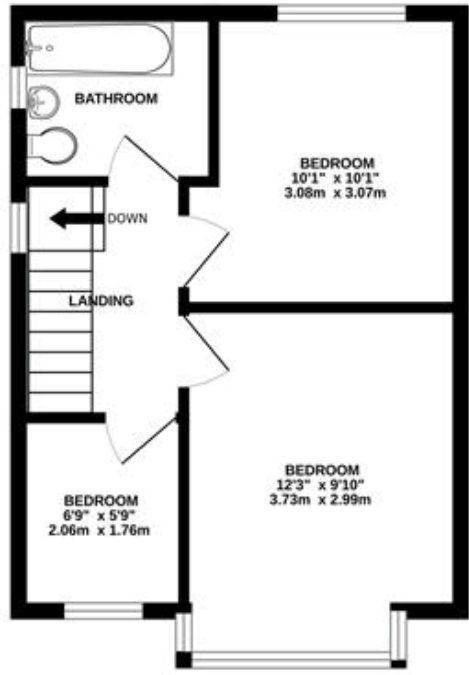


**18 BERESFORD ROAD**  
Chapel - En - Le - Frith  
**£249,950**

GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.3 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



A beautifully presented, bay fronted, three bedroom semi detached home with detached garage in a popular location. The property has been well maintained and offers a lounge and kitchen diner to the ground floor complemented by a modern kitchen and bathroom, double glazed windows throughout and gas central heating. There are well established gardens to the front and rear, along with off road parking leading to the detached garage.

**GASCOIGNE HALMAN**



- Three Bedroom Semi Detached
- Beautifully Presented Throughout
- Detached Garage

- Modern Kitchen and Bathroom
- Well Maintained Gardens
- Popular Location

£249,950

18 BERESFORD ROAD

Chapel - En - Le - Frith



In a little more detail the accommodation on offer comprises an entrance hallway with staircase leading to the first floor, the lounge with double glazed bay window to the front and gas fire in fireplace. The kitchen diner has a range of modern fitted wall and base units with worktops over, stainless steel sink and drainer, tiled splashbacks and space for white goods. The first floor has the landing, bedroom one with bay window looking out to the front, bedroom two which overlooks the rear garden and bedroom three. The family bathroom has a contemporary white bathroom suite with metro tiled walls, WC, wash basin and bath with electric shower over and part timber clad walls.

Externally there is a small garden to the front with driveway providing off road parking leading down the side of the house to the detached garage at the rear. There is a stone paved patio seating area which leads on to an attractive, well stocked raised flowerbed.

#### 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 0NY 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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