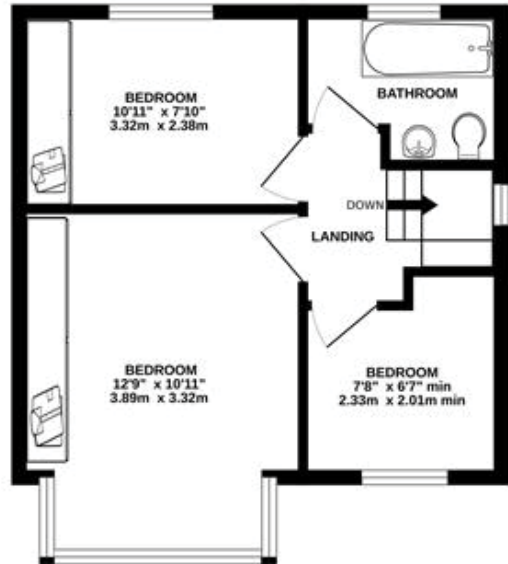


**24 SANDYWAY HEAD**  
Buxton Road, High Peak  
**£265,000**

GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (69.9 sq.m.) approx.  
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



A beautifully presented three bedroom semi detached home with off road parking and detached garage to the rear. The property has undergone significant improvement by the current owners which includes the addition of a useful utility room, a new modern kitchen and attractive re-rendering. There is a spacious entrance hallway and lounge dining room measuring over 6 meters and two of the bedrooms have fitted wardrobes. There is off road parking for numerous cars to the front in the newly extended driveway, garage and garden to the rear.

**GASCOIGNE HALMAN**



- Three Bedroom Semi Detached
- Modern Kitchen and Bathroom
- Detached Garage

- Utility Room
- Off Road Parking for Numerous Vehicles
- Garden to Rear

**£265,000**

**24 SANDYWAY HEAD**

Buxton Road, High Peak



In a little more detail, the accommodation on offer comprises a spacious entrance hall with space for cloaks and shoe storage and staircase leading to the first floor. The lounge diner stretched the length of the house, has double glazed windows to the front and rear and a fireplace with gas fire. The kitchen has a range of modern Shaker style wall and base units in cream with wood effect worktops over, integrated appliances include a fridge freezer, electric oven and electric hob with extractor hood above. Off the kitchen is the utility room with handy storage units, plumbing for washing machine and dryer and access door to the side. The first floor has the landing with double glazed window

to the side allowing natural light into the space, bedroom one looking out to the front with a bay window and fitted wardrobes, bedroom two overlooking the rear garden, also with fitted wardrobes and bedroom three. The family bathroom is complete with WC, wash basin and bath with shower over, glass shower screen and tiled splashbacks. Externally there is off road parking to the front providing plenty of off road parking and leading down the side of the house and to the front door. The driveway leads to the detached garage accessed via up and over door to the front and has the rear garden to the side which is mainly laid to lawn and enclosed by timber fencing.

#### 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 OPP 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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**GASCOIGNE HALMAN**