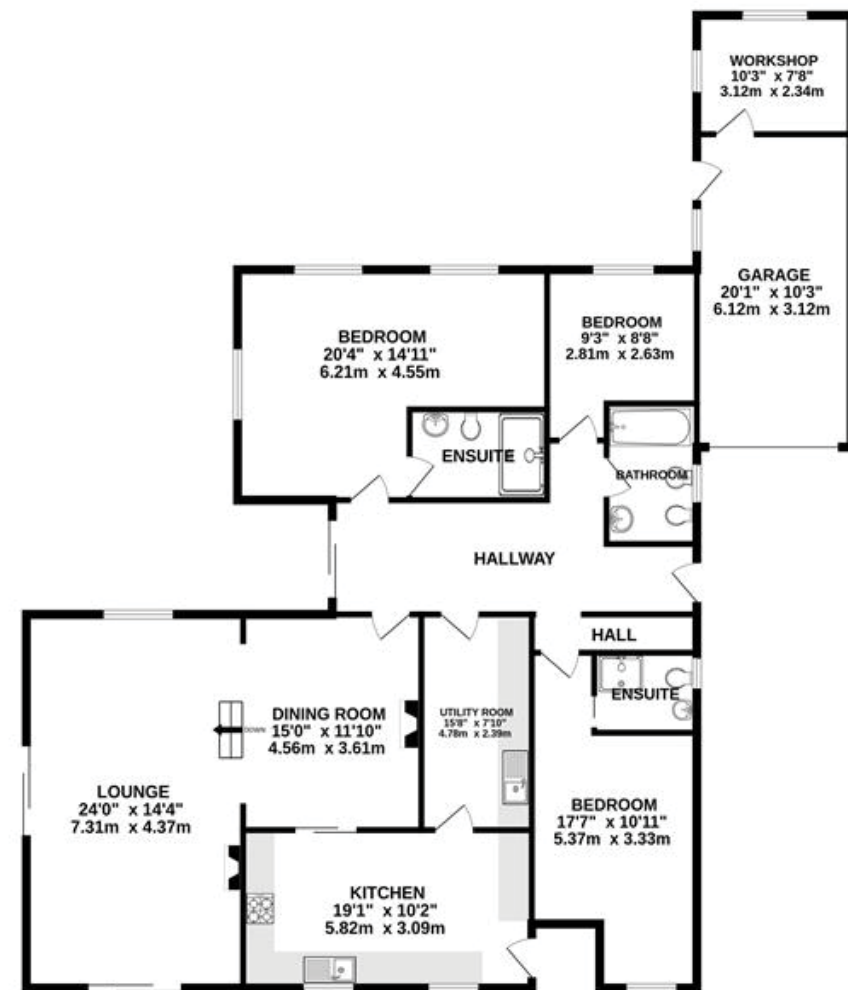


GROUND FLOOR
1952 sq.ft. (181.3 sq.m.) approx.



TOTAL FLOOR AREA: 1952 sq.ft. (181.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 6/2025



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

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12 HORDERNS LANE

Chapel-En-Le-Frith

£450,000



A spacious detached bungalow in a popular location on a private road overlooking the Memorial Park within easy reach of the town centre. The property boasts generous living space with a lounge extending to over 7 meters in length, separate dining room and generous kitchen. There are three bedrooms with two having an ensuite shower room and a separate family bathroom. The property is fully gas central heated and double glazed and sits on a generous plot with gardens to the front side and rear and there is an attached garage with workshop.

GASCOIGNE HALMAN

- Detached Bungalow
- Popular Private Location
- Spacious Living Accommodation

- Three Bedrooms
- Two Ensuite Shower Rooms
- Garage and Workshop

£450,000

12 HORDERNS LANE

Chapel-En-Le-Frith



Located on Horderns Lane, a short walk through the Memorial Park will take you to the town centre and Market Place and it is also convenient for the high school and train station.

In a little more detail, the accommodation on offer comprises a storm porch opening into the kitchen which overlooks the front garden and has a range of fitted wall and base units, double doors opening into the dining room and access to the utility room with stainless steel sink and drain and plumbing for washing machine. The dining room overlooks and has steps and lift down to the lounge with double glazed doors opening onto the garden to the front and side and a feature fireplace. There is an inner hallway with double glazed doors

opening into the garden and access door to the driveway. Bedroom one has fitted bedroom furniture and modern ensuite shower room including WC, wash basin and wet room style shower area with tiled walls and floor. Bedroom three looks out to the rear and bedroom two looks out over the front garden and also has an ensuite shower room with WC, wash basin in vanity unit and shower cubicle with glass screen. The family bathroom comprises WC, bidet, wash basin and bath, all with tiled splashbacks. Externally the property is approached via a long driveway which leads down the side of the house to the garage accessed via electric up and over door to the front and has a small workshop to the rear. There is a large front garden mainly laid to lawn flanked by mature shrubs and trees

providing privacy. The side garden has been landscaped to create a number of paved patio areas with pathways leading through well stocked flowerbeds and mature trees. The rear garden is mainly laid to lawn with timber shed and access door to the side 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 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 9SX 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

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



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