



**GASCOIGNE  
HALMAN**

Grange Park Road, Chapel-En-Le-Frith, High Peak  
**Asking Price £260,000**

THE AREA'S LEADING ESTATE AGENCY







A well proportioned three bedroom semi detached home in a convenient location. The property offers generous accommodation including two separate reception rooms as well as the kitchen and three bedrooms which are comfortable in size served by the family bathroom. The home is warmed by gas central heating, is fully double glazed and also benefits from a downstairs WC, plenty of off road parking and garden to the rear.

Located in a convenient position, the property is within easy reach of the Memorial Park and a short walk into the town where you will find a number of amenities including cafes, shops, doctors and dentists to name a few.

## Property details

- Three Bedroom Semi Detached
- Two Reception Rooms
- Off Road Parking
- Garden to Rear
- Downstairs WC
- Convenient Location



## About this property

In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor, downstairs WC with wash basin, lounge which is a dual aspect with windows to both the front and rear and fireplace. The dining room looks out to the front and has a doorway through to the kitchen with a range of fitted wall and base units with worktops over, tiled splashbacks and space for white goods.

The first floor houses the landing with windows to the front and rear allowing plenty of light into the space. Both bedroom one and bedroom two look out to the front and bedroom three overlooks the rear garden. The family bathroom includes a WC, washbasin and bath with shower over, shower curtain and tiled splashbacks.

Externally there is a garden to the front and driveway providing off road parking leading down the side of house. The rear has a garden with paved patio seating area leading on to a lawned garden with timber shed, all enclosed by timber fencing.









## DIRECTIONS

SK23 0LJ

## COUNCIL TAX BAND

B

## TENURE

Freehold

## 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.

## EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Copper wire

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

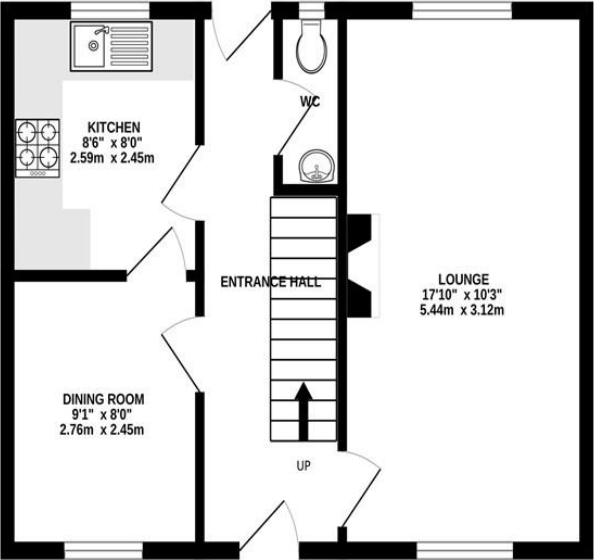
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

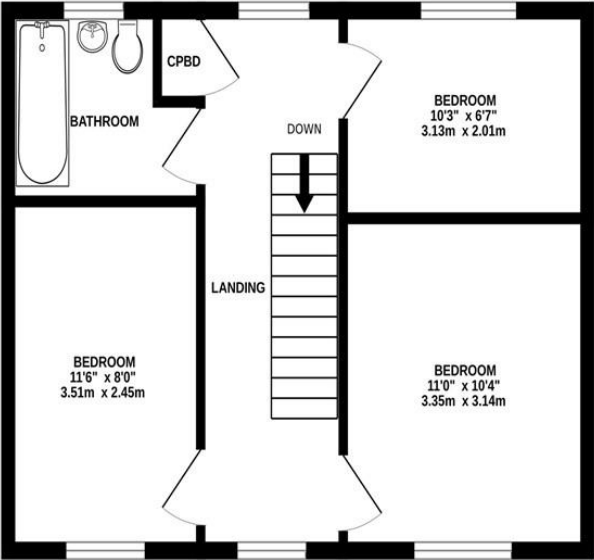
No

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GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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