



**GASCOIGNE  
HALMAN**

Beresford Road, High Peak  
**£375,000.00**

THE AREA'S LEADING ESTATE AGENCY







A beautifully presented, extended, three bedroom detached bungalow in a popular location. The property has been well maintained throughout and includes a spacious lounge dining room as well and a kitchen breakfast room. The bedrooms are all well proportioned with the master bedroom having a dressing room and ensuite WC. The kitchen and bathrooms have attractive modern fittings with the bathroom being upgraded in 2024. There are double glazed windows throughout, the property is warmed via gas central heating and there is also a useful utility room. Externally there are garden to the front and rear which are relatively low maintenance and a detached garage.

Located in a convenient area within easy reach of the nearby primary school and only a short walk to the town centre and the many amenities it has to offer.

## Property details

- Detached Bungalow
- Beautifully Presented Throughout
- Three Bedrooms
- Ensuite WC and Dressing Room to Master Bedroom
- Detached Garage



## About this property

In a little more detail, the accommodation on offer comprises an entrance hallway accessed via a recently fitted composite door, the lounge dining room which extends to over 7 metres in length, has double glazed double doors opening onto the rear and a feature fireplace. The kitchen has a range of fitted Shaker style wall and base units with worktops over, inset sink and drainer and integral oven and hob with extractor above. Off the kitchen is the utility room which has double glazed windows to the side and rear, plumbing for washing machine and useful storage cupboard. A door in the hallway separates the living accommodation to the sleeping accommodation and here you will find bedroom two and three looking out to the front, the family bathroom complete with WC, wash basin and shower cubicle with glass screen and tiled walls. The master bedroom has is entered through the dressing room, has a double glazed window to the side overlooking the garden and ensuite facilities including WC and wash basin.

Externally there is a garden and off road parking to the front, a pathway leads to the front door and driveway provides off road parking and access to the detached garage at the rear. The rear garden has a paved patio seating area and lawned garden with flowerbeds enclosed by timber fencing.









## DIRECTIONS

SK23 0NY

## COUNCIL TAX BAND

D

## 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

## 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

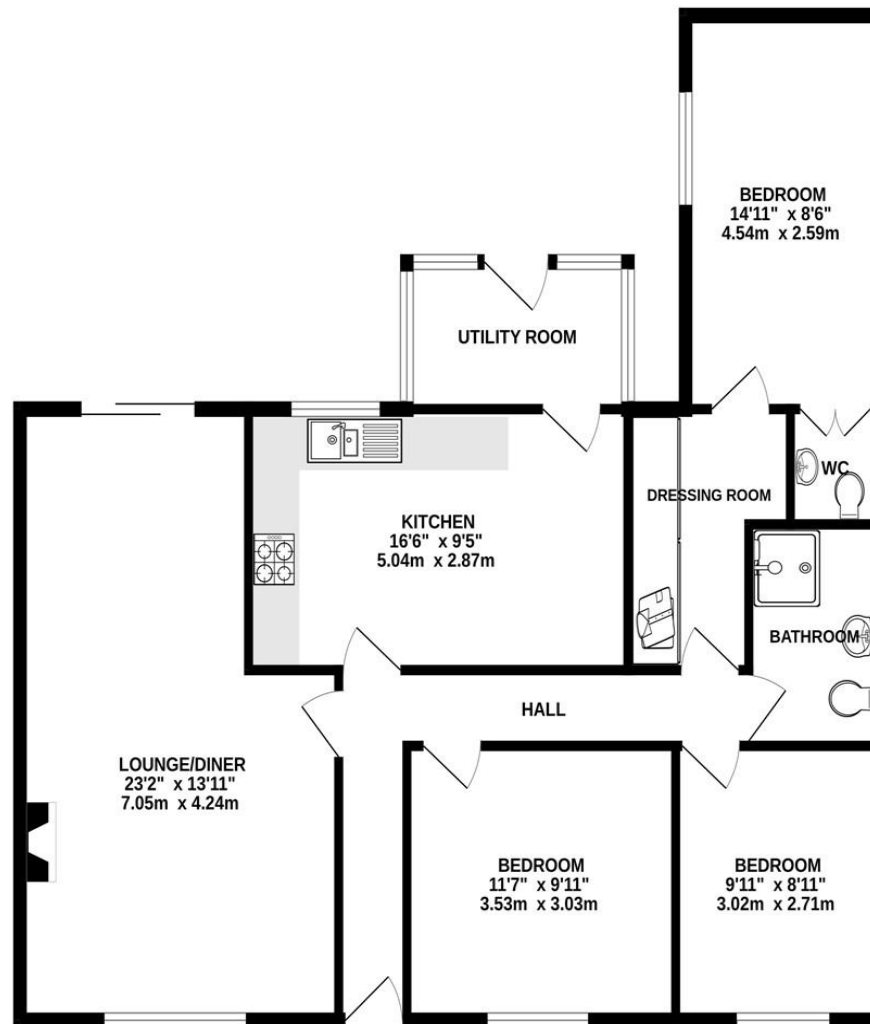
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR  
1043 sq.ft. (96.9 sq.m.) approx.







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