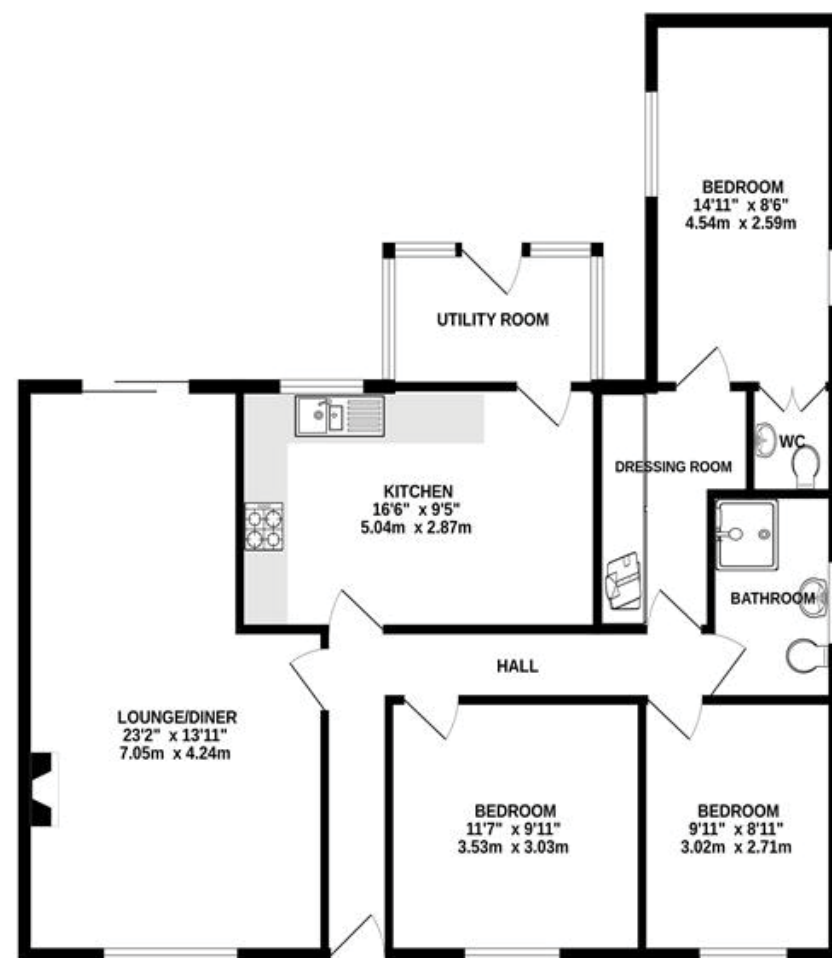


GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 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
01298 813577 chapel@gascoignehalman.co.uk

gascoignehalman.co.uk



40 BERESFORD ROAD
High Peak
£375,000



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.

GASCOIGNE HALMAN

- Detached Bungalow
- Beautifully Presented Throughout
- Three Bedrooms

- Ensuite WC and Dressing Room to Master Bedroom
- Detached Garage

£375,000

40 BERESFORD ROAD

High Peak



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.

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

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: D

VIEWING

Viewing strictly by appointment through the Agents.

PROPERTY MISDESCRIPTIONS ACT 1991

For clarification, Gascoigne Halman Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

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



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