



**GASCOIGNE
HALMAN**

Park Road, Chapel-En-Le-Frith, High Peak
Asking Price £275,000

THE AREA'S LEADING ESTATE AGENCY



A fantastic opportunity to purchase this imposing stone built semi detached home close to the town centre. The property is in need of modernisation and allows the purchaser to put their own stamp on the property. The accommodation is split over three floors and has generous rooms including four bedrooms and two separate reception rooms. There is double glazing throughout and the property is gas central heated via a modern combi boiler. There is also modern shower room on the first floor. Externally there are gardens to the front and rear with the rear also having brick built outbuildings.

The property is located on Park Road which has a pedestrian access to the main road, close to many amenities including local shops, supermarkets and cafes.

Property details

- Stone Built Semi Detached
- In Need of Modernisation
- Four Bedrooms
- Two Reception Rooms
- Close to Amenities
- Garden and Outbuildings to Rear



About this property

In further detail, the accommodation on offer comprises an entrance porch leading to the hallway and kitchen which has a stainless steel sink unit and access door to the rear. The lounge has a double glazed bay window to the front and feature fireplace. The dining room has double glazed double doors opening onto the garden, a feature fireplace and under stairs storage cupboard. The first floor has the landing with staircase leading to the second floor, bedroom one which has a dual aspect looking out to the front and side. Bedroom two looks out over the rear garden and the bathroom has a three piece suite comprising WC, wash basin and shower cubicle with glass enclosure and a mixture of shower board and tiled splashbacks. The second has bedrooms three and four with bedroom four having lovely views over the town to the countryside beyond.

Outside there is a small garden to the front with pathway leading to the front door and down the side to the rear. The rear garden has a stone paved patio seating area, raised garden with lawn and further paved patio and a brick built outbuilding with slate roof.





DIRECTIONS

SK23 0LL

COUNCIL TAX BAND

C

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

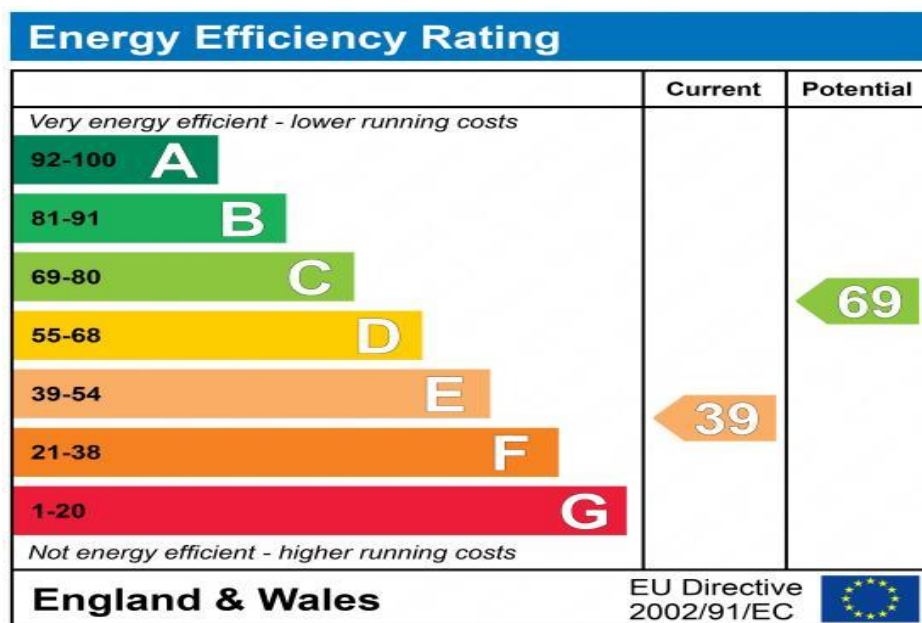
LOCAL AUTHORITY

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

None

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

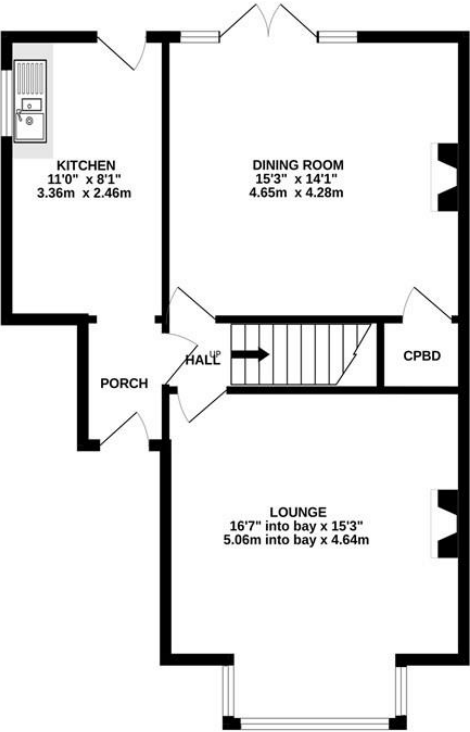
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

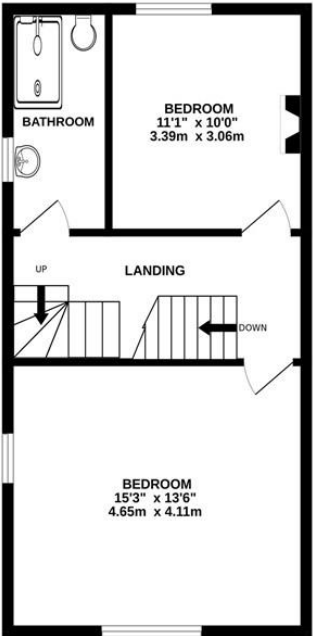
No

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.

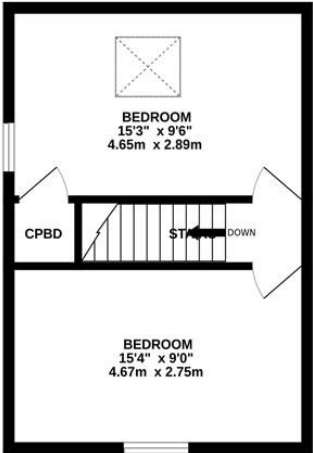
GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



2ND FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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