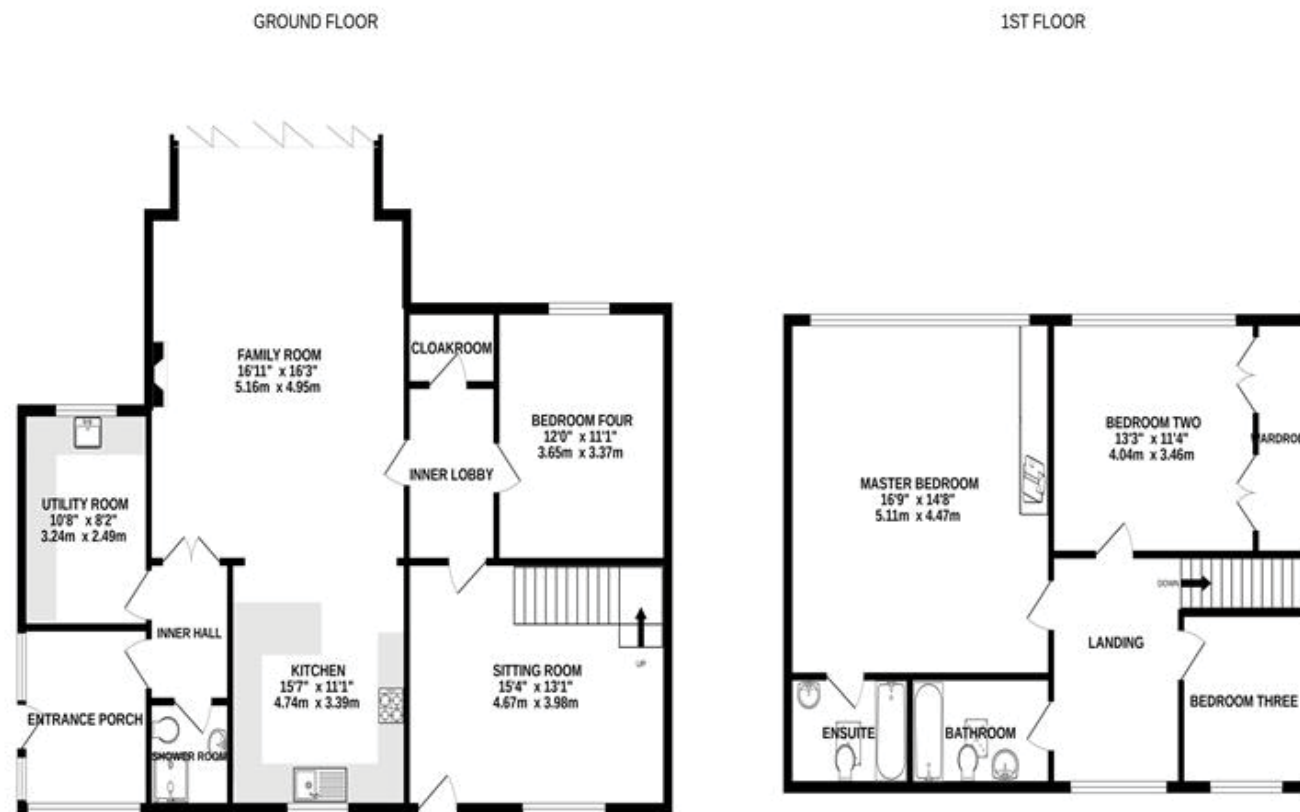


MAPLE HOUSE
Combs Road, Chapel-En-Le-Frith
£535,000



A fantastic opportunity to purchase this semi detached family home with well proportioned rooms overlooking the surrounding countryside. The property has an attractive kitchen family room with bi-folding doors opening onto the rear garden but also provides an opportunity for further improvements which could involve re-purposing the former kitchen and re-configuring the first floor bedrooms to further maximise the space.

Located on Combs Road the house is close by to numerous footpaths to explore the neighbouring countryside including Combs Reservoir, Eccles Pike and beyond. The town of Chapel-en-le-Frith and Whaley Bridge are within easy reach and provide many amenities, primary schools and high school. The trains stations sit on the Buxton to Manchester line and arrive at the City Centre in under an hour..

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

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gascoignehalman.co.uk



GASCOIGNE HALMAN

- Impressive Views to Front and Rear
- Four Bedrooms
- Two Reception Rooms
- Three Bathrooms

- Generous Gardens
- Modern Kitchen Family Room
- Sought after location

£535,000

MAPLE HOUSE

Combs Road, Chapel-En-Le-Frith



In a little more details, the accommodation on offer comprises, to the ground floor, an entrance porch with double glazed windows to the front and side, entrance hall with shower room off which includes WC, wash basin and shower cubicle, also from the entrance hall is the former kitchen which serves as a large utility room. The kitchen family room has a well appointed kitchen with a range of fitted wall and base units in white with contrasting black worktops over and integrated appliances as well as underfloor heating. The breakfast bar is in matching black top with pop up electric sockets. The family area has a multi fuel stove and double glazed bi-folding doors opening on to the garden. Off the kitchen

family room is an inner hall providing access to bedroom four looking over the garden and the sitting room with bay window to the front and staircase leading the the first floor. The first floor houses the master bedroom with fitted wardrobes and ensuite bathroom complete with bath with shower over and glass screen, WC and wash basin, bedroom two also has fitted wardrobes and looks out over the garden to the rear. There is bedroom three which looks to the front and the family bathroom housing bath, WC and wash basin with tiled splash backs. Externally the property is accessed via a sweeping driving which extends to the side of the house and provides ample off road parking, there is also space for a garage to be erected

(subject to relevant consents). The gardens to the front comprise mature well stocked flowerbeds, shrubs and trees. There is space for sheds and greenhouse to the side. The rear garden has a large lawned area with climbing frame and flanked by flowerbeds and enclosed by timber fencing backing on to fields. There is also a landscaped boarder with pathway leading through well maintained flowerbeds.

LOCATION

Combs is a small and popular village just outside Chapel-en-le-Frith which lies within the Peak District National Park. The picturesque village is surrounded by agricultural farmland, gritstone edges and moorland including Combs Moss and Castle Naze, a prehistoric settlement site. Combs Primary

School caters for infants and has around 30 pupils. The village pub is called the Beehive and provides a hub for the community in the centre of the village.

DIRECTIONS

SK23 9UW for your Sat Nav

TENURE

To be verified by you solicitor

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: F

VIEWING

Viewing strictly by appointment through the Agents.

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



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