



**GASCOIGNE
HALMAN**

Homestead Way, Chapel-En-Le-Frith, High Peak
Asking Price £390,000

THE AREA'S LEADING ESTATE AGENCY



A well presented four bedroom detached home in an elevated position on a quiet cul de sac with views to the rear over open fields and over the town to the front. The living space includes a lounge dining room with double doors opening onto the rear garden, a modern kitchen breakfast room and utility to the ground floor. The first floor houses four well proportioned bedrooms with the master bedroom having fitted wardrobes and ensuite shower room. There is off road parking on the driveway to the front, integral garage and garden to the rear which looks out over open fields to the rear. The property is warmed via gas central heating boiler, is fully double glazed and has modern fittings throughout.

The house is in a convenient location within easy reach of the town centre and the many amenities it has to offer including local shops, cafes and supermarkets. Chapel-en-le-Frith Primary School is also only a short walk away.

Property details

- Four Bedrooms
- Ensuite to Master Bedroom
- Integral Garage
- Off Road Parking
- Open Views to Rear
- Cul de Sac Location



About this property

In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor. The lounge with double glazed window to the front, gas fire in fireplace and archway leading to the dining room with doors opening onto the rear patio. The kitchen has a range of fitted wall and base units in a white Shaker style with solid oak worktops over, inset stainless steel sink and drainer, tiled splashbacks, space for white goods and breakfast bar. Off the kitchen is the utility room with further wall and base units for storage and plumbing for washing machine. The downstairs WC has a double glazed window to the side, WC and wash basin.

The first floor houses the landing, master bedroom with storage cupboard, fitted wardrobes and bedside tables and views over the town to the countryside beyond. The ensuite has a WC, wash basin and shower cubicle with glass enclosure, all complimented with tiled splashback. Bedrooms two and four look out to the rear over the garden and the open fields up to Martinside while bedroom three looks out to the front. The family bathroom includes a WC, wash basin and bath with shower over and tiled splashbacks.

Externally there is off road parking on the driveway to the front leading to the garage which is accessed via up and over door to the front and also has side access door. The rear garden has a paved patio seating area directly outside the back door and patio doors with steps up to the lawned area enclosed by timber fencing and stone wall.







DIRECTIONS

SK23 0DA

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	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

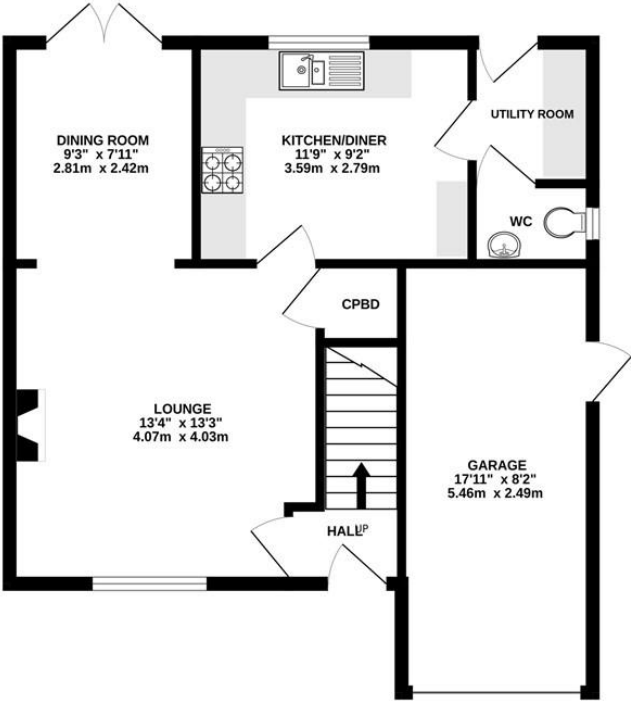
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

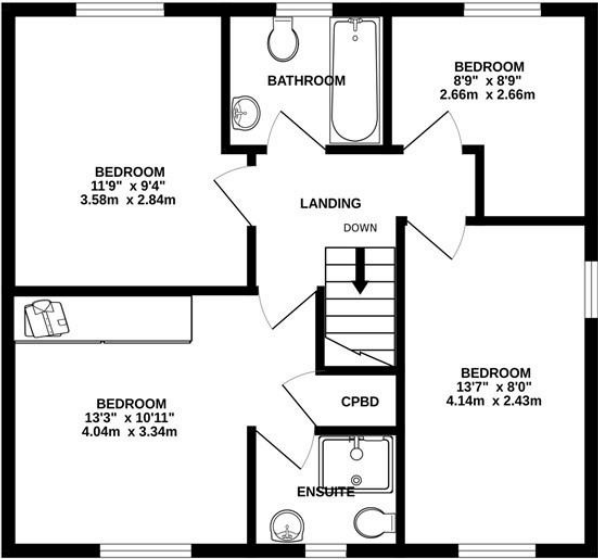
Ask Agent

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GROUND FLOOR
595 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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