



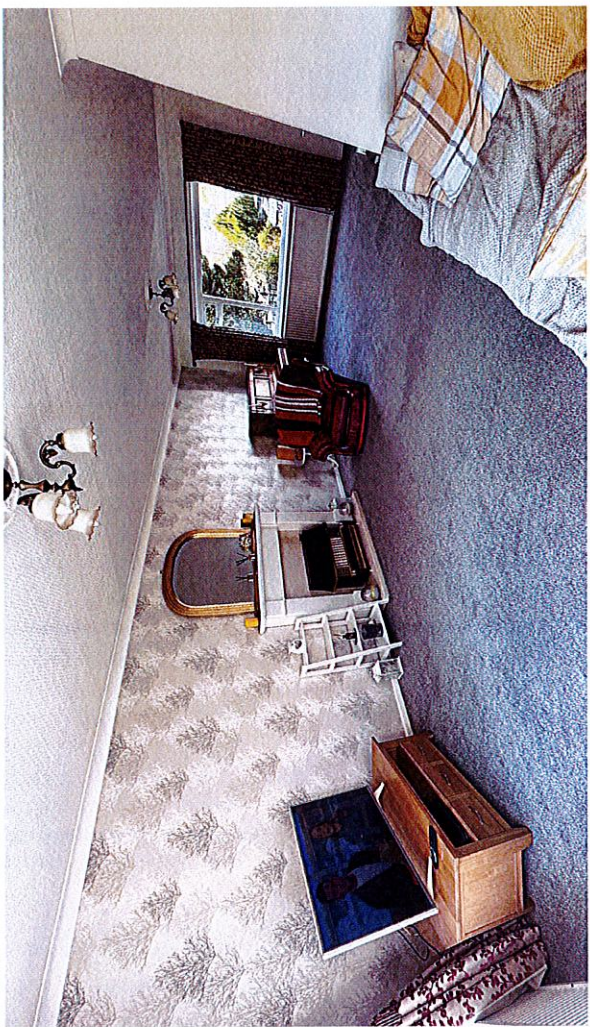
Offered
11/11/13

**GASCOIGNE
HALMAN**

Red

Long Lane, Chapel-En-Le-Frith, High Peak
£385,000.00

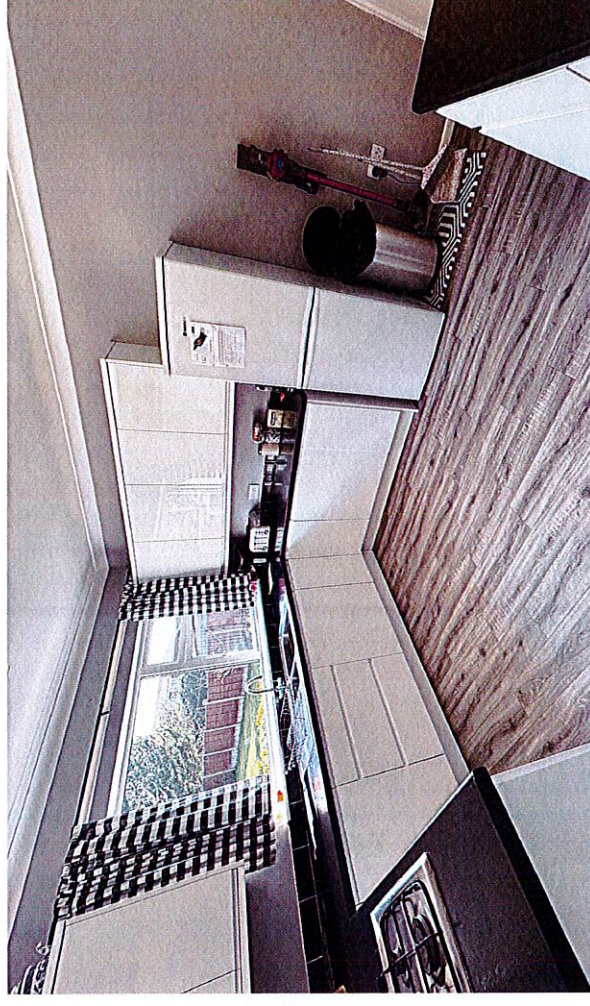
THE AREA'S LEADING ESTATE AGENCY



A beautifully presented and deceptively spacious three double bedroom home in a popular and convenient location. The property offer generous accommodation including a lounge extending to over 7 metres in length, separate dining room and three generous bedrooms. The living space is complimented by modern and contemporary fittings including attractive kitchen and recently upgraded four piece bathroom suite. This excellent family home also benefits from a large attached garage, plenty of off road parking and larger than average,

Property details

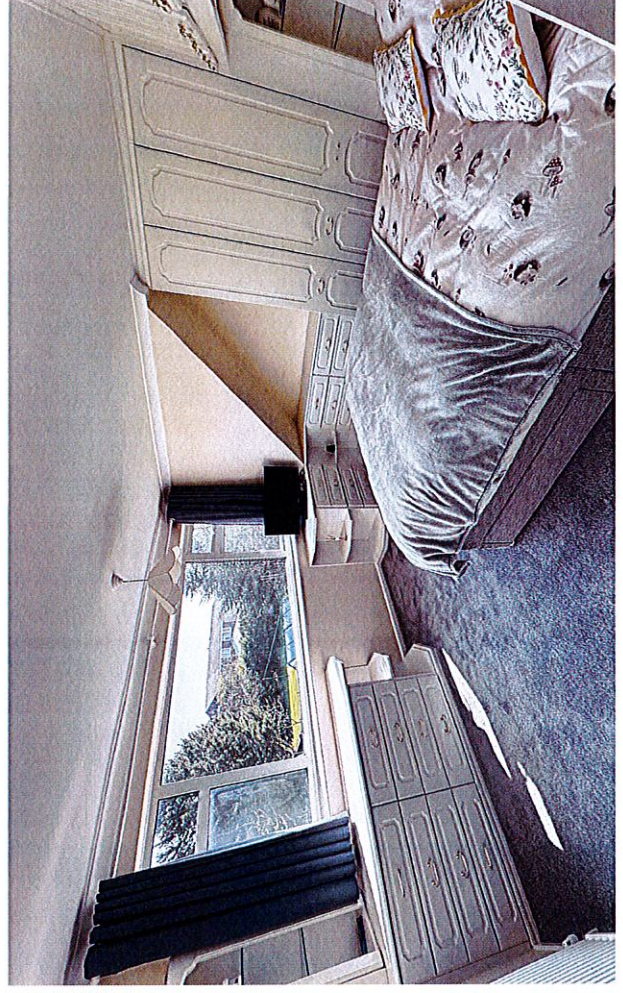
- Detached House
- Deceptively Spacious
- Three Double Bedrooms
- Large Rear Garden
- Two Reception Rooms
- Large Attached Garage
- Beautiful Modern Bathroom
- Close to Train Station and High School
- Ideal Family Home
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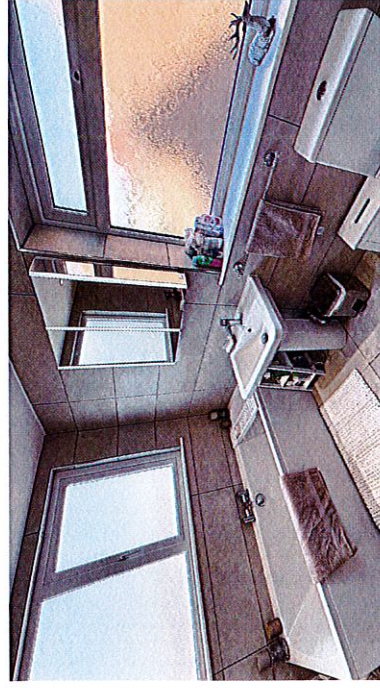
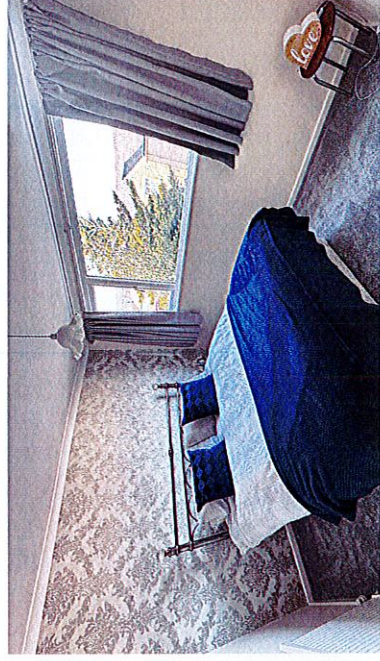
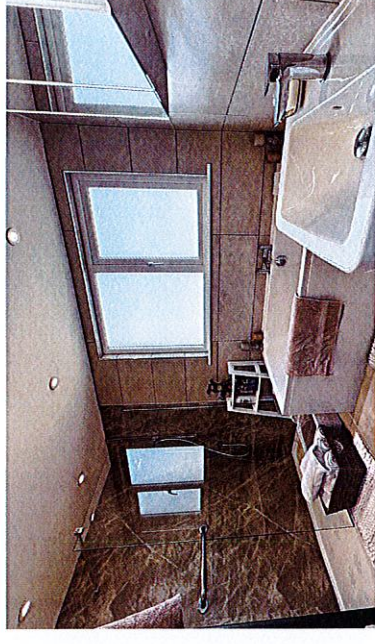
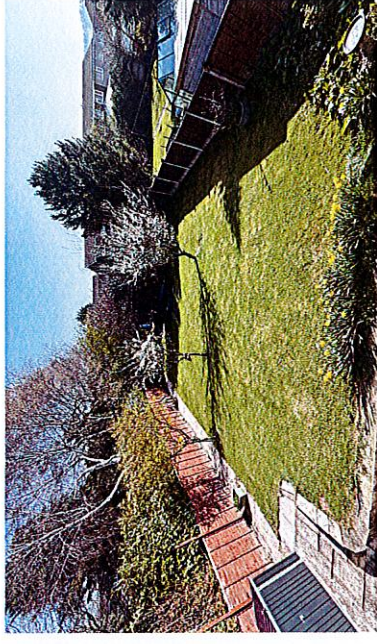


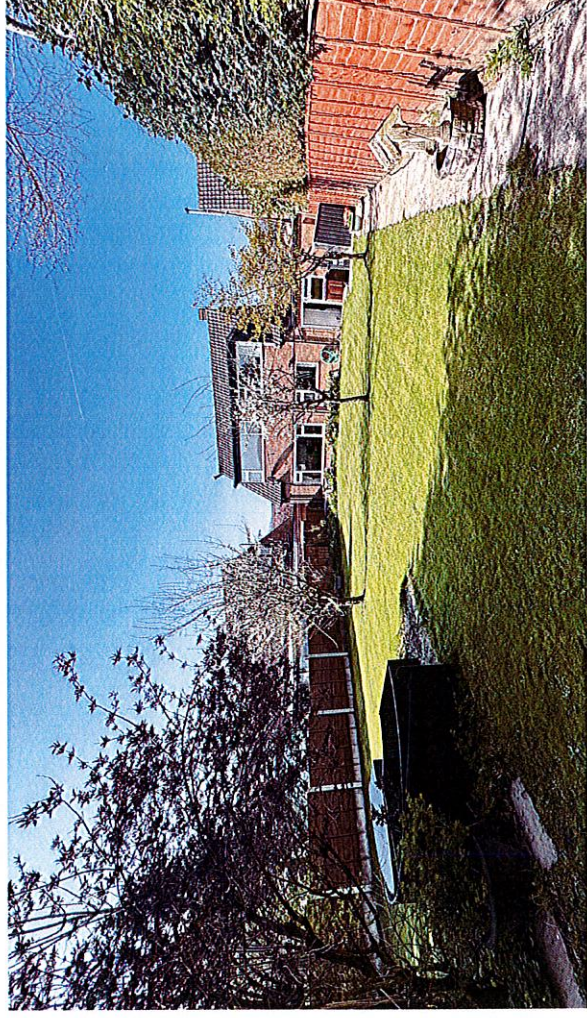
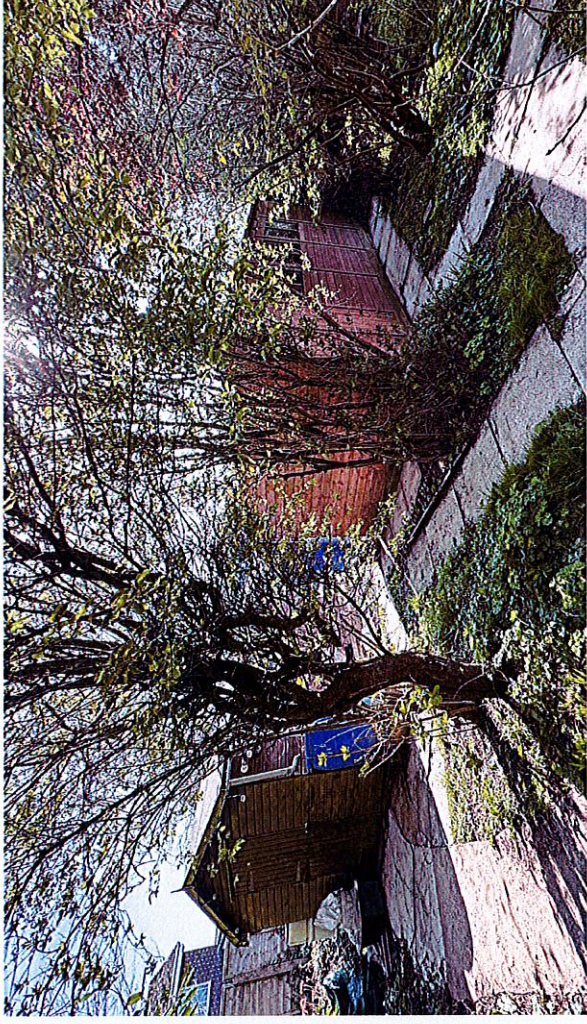
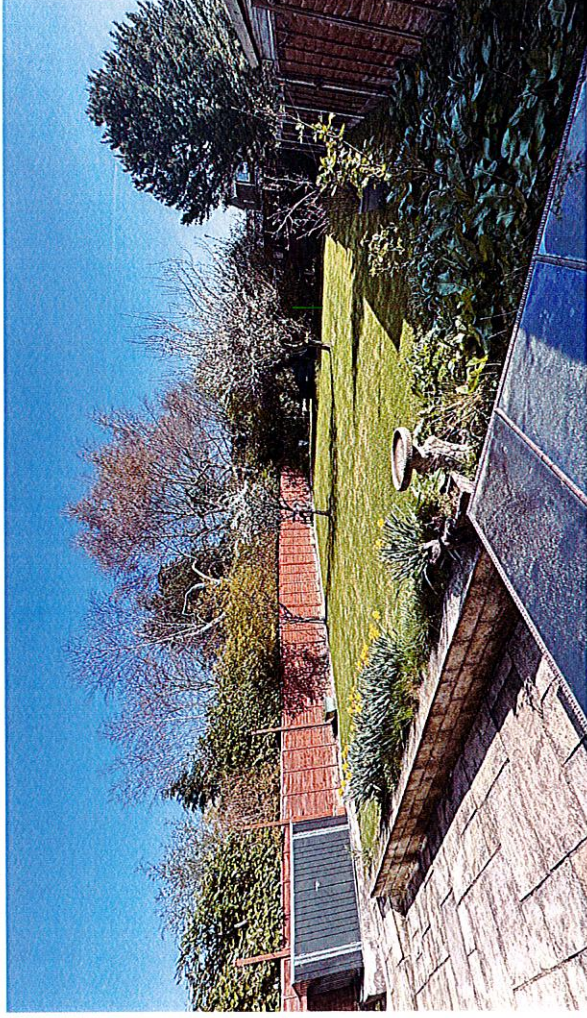
About this property

In a little more detail, the accommodation on offer comprises an entrance porch opening into the hallway with staircase leading to the first floor. The lounge is a spacious room and has double glazed windows to the front and rear elevations and gas fire in fireplace. The dining room has a double glazed window to the side and the kitchen overlooks the rear garden and has a range of modern, high gloss, white, wall and base units with contrasting black worktops over with matching upstands. There is an inset stainless steel sink and drainer, integrated oven and hob with extractor hood above and space for a fridge freezer. There is an access door through to the garage off the kitchen which has plumbing for a washing machine and an electric roller door and courtesy door to the side and rear. The first floor houses the three double bedrooms with bedroom one complimented by fitted bedroom furniture, looking out to the rear over the garden. Bedroom two also looking out to the rear and having a walk in shower with glass enclosure and bedroom three looking out to the front. The family bathroom has recently been upgraded and includes a WC, wash basin, bath and separate shower cubicle with glass screen, all complimented by tiled splashbacks and shower board.

Externally there is a small garden and driveway to the front providing off road parking and access to the attached garage. The rear garden has a paved patio seating area directly at the rear of the house leading on to the main lawned area interspersed with trees and shrubs. To the rear of the garden, there are more mature trees and two timber sheds and further space behind the sheds which would make an ideal vegetable plot.







DIRECTIONS

SK23 oTA

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		85
81-91 B	69	
69-80 C		
55-68 D		
39-54 E		
21-38 F		

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

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

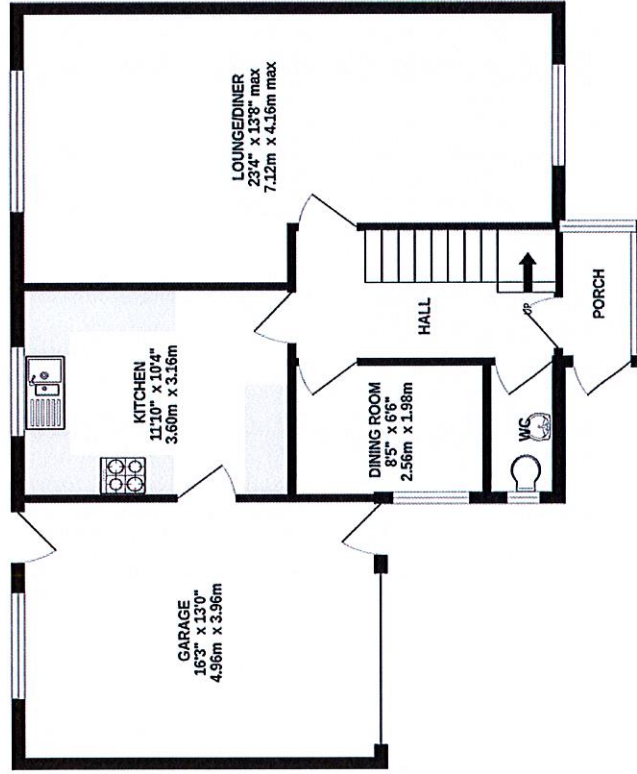
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

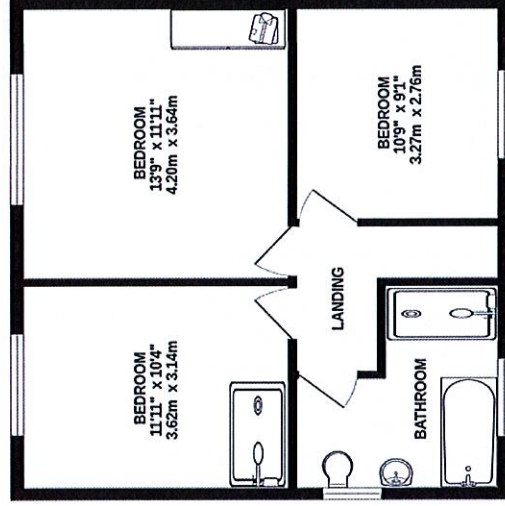
No

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
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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