



**GASCOIGNE
HALMAN**

Warmbrook Road, Chapel-En-Le-Frith, High Peak
£260,000.00

THE AREA'S LEADING ESTATE AGENCY



A well presented, bay fronted, three bedroom semi detached home with off road parking and garden to the rear. The property which occupies a convenient position, offer well proportioned living accommodation complimented by modern fittings throughout including the attractive kitchen dining room and modern bathroom. The home also boasts a useful utility room, is gas central heated and fully double glazed. The property is located close to the Primary School and with easy reach of the town centre and the many amenities it has to offer including cafes, restaurants, local shops and supermarkets.

Property details

- Semi Detached Home
- Three Bedrooms
- Modern Kitchen Diner
- Rear Garden
- Close to Primary School
- Off Road Parking



About this property

In a little more detail, the accommodation on offer comprises an entrance porch opening into an entrance hallway with staircase leading to the first floor. The lounge has a double glazed bay window to the front and gas fire in feature fireplace. The kitchen dining room has a range of fitted wall and base units in a cream Shaker style with black worktops over and tiled splashbacks. There is an inset stainless steel sink and drainer, integrated oven and hob with extractor hood above and original storage cupboard. The utility room has additional wall and base unit storage space, inset stainless steel sink and drainer and plumbing for washing machine. The first floor houses the three well proportioned bedrooms and family bathroom complete with WC, wash basin and bath with shower over, tiled and shower board splashbacks. Externally there is a driveway providing off road parking to the front and leading down the side to the detached garage at the rear. The rear garden has a paved patio seating area leading to the lawned area, all enclosed by timber fencing.





DIRECTIONS

SK23 0NL

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

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

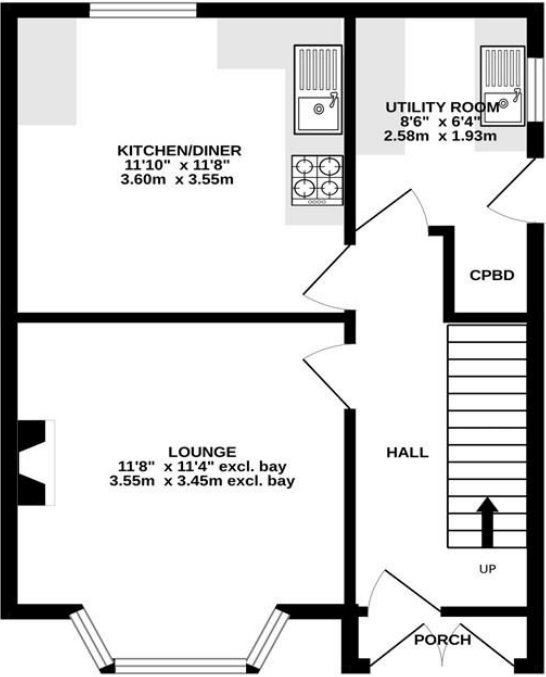
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

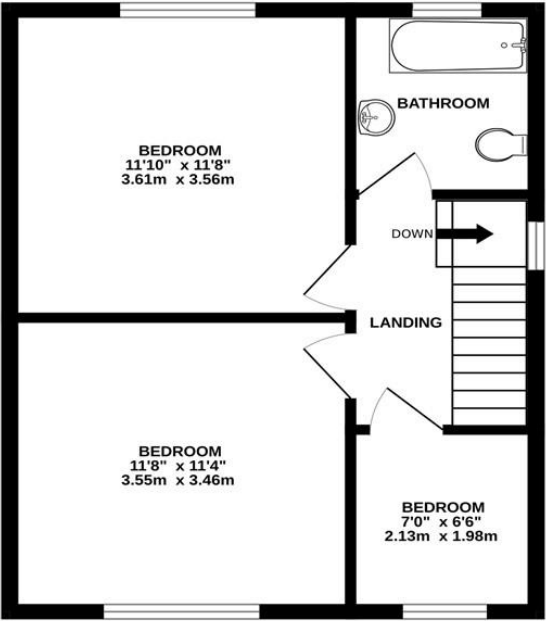
Ask Agent

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GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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01298 813577 chapel@gascoignehalman.co.uk
27 Market Street, Chapel-En-Le-Frith, High Peak, SK23 0HP