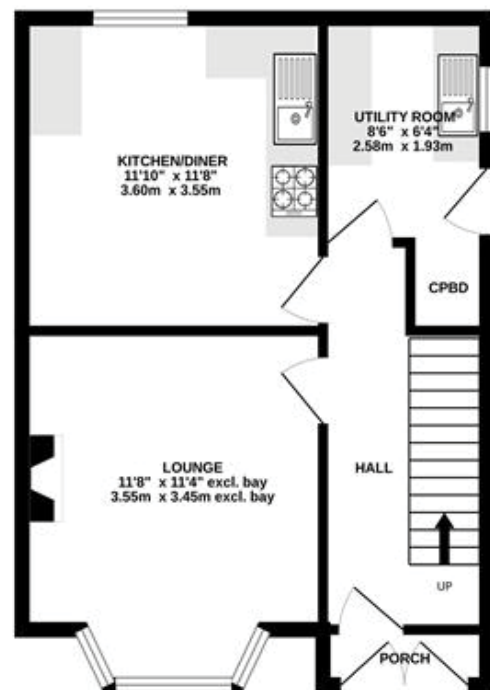
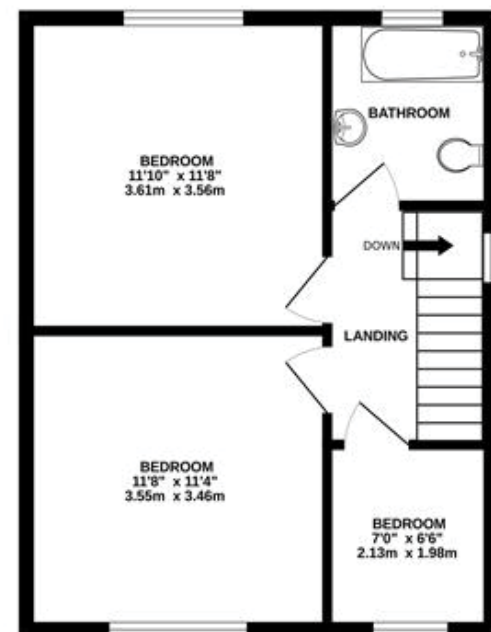


3 WARMBROOK ROAD
Chapel-En-Le-Frith
£255,000

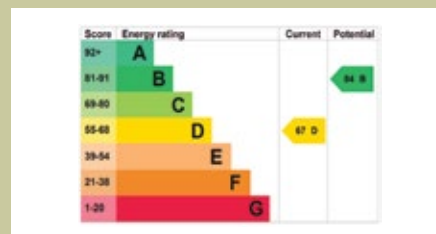
GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



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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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

27 Market Street, CHAPEL-EN-LE-FRITH, High Peak SK23 0HP
01298 813577 chapel@gascoignehalman.co.uk

gascoignehalman.co.uk



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.

GASCOIGNE HALMAN

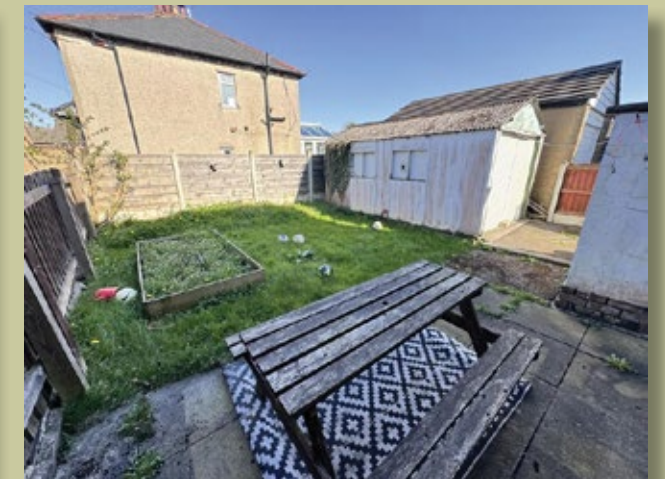
- Semi Detached Home
- Three Bedrooms
- Modern Kitchen Diner

- Rear Garden
- Close to Primary School
- Off Road Parking

£255,000

3 WARMBROOK ROAD

Chapel-En-Le-Frith



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.

LOCATION

Chapel-en-le-Frith, known as 'The Capital of the Peak' nestles in an upland valley in the High Peak and is surrounded by dramatic landscape of gritstone ridges and shapely hills. The town takes its name from a small chapel built in 1225 by the keepers of the Royal Forest that is now the Church of St

Thomas Becket, where 1,500 Scottish soldiers were imprisoned during the Civil War. The historic town centre also features a traditional marketplace which still has its original renowned stocks which the local cafe takes its name. A common phrase you here many resident say is "We are so lucky to live here" even after living in the town for decades. That is further, solid evidence, if ever it was needed that Chapel-en-le-Frith and its surrounding towns and villages are an excellent place to set up home.

DIRECTIONS

SK23 0NL for your Sat Nav

TENURE

FREEHOLD Subject to Verification by Solicitors

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: C

VIEWING

Viewing strictly by appointment through the Agents.

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



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