



**GASCOIGNE  
HALMAN**

Mill Court, Chinley, High Peak  
**Asking Price £349,950**

THE AREA'S LEADING ESTATE AGENCY





A beautifully presented four bedroom semi detached home in a quiet cul de sac location on a popular development. The accommodation is split over three floors and has an impressive master bedroom suite on the second floor. There is spacious off road parking to the side and a landscaped low maintenance garden to the rear with home bar which could be used as a home office. The property has been well maintained throughout and offers modern fittings throughout including both bathrooms and the kitchen diner which opens on to the garden. There is a detached garage to the rear and off road parking to the side for at least two vehicles. Located towards the head of the cul de sac, the property is within easy reach of Chinley village centre with a number of amenities including local shop, doctors, cafes and train station which sits on the Manchester to Sheffield line. There are footpaths nearby leading to local landmarks such as Eccles Pike, Cracken Edge and Buxworth Canal basin. The popular country pubs, The Old Hall Inn and Papermill Inn are also only a short walk away.

## Property details

- Modern Semi Detached Home
- Four Bedrooms
- Master Bedroom with Ensuite
- Detached Garage
- Cul de Sac Location
- Home Bar in Garden
- Close to Countryside Walks





## About this property

In a little more detail, the accommodation on offer comprises an entrance hall with staircase leading to the first floor and downstairs WC off. The lounge with double glazed window looking out to the front and under stairs cupboard. The kitchen diner has a range of high gloss grey wall and base units with contrasting white worktops over, inset stainless steel sink and drainer and integrated appliances including fridge freezer, dishwasher, electric oven and gas hob with extractor hood above. There is a tiled floor and double doors opening on to garden. The first floor has the landing, bedroom two and four looking out to the rear over the garden, family bathroom with WC, wash basin and bath with shower over and glass screen, complimented by tiled splashbacks. Bedroom three looks out over the street to the front and there is a small vestibule with staircase leading to the second floor.

The master bedroom suite has double glazed windows to the front and rear and benefits from fitted wardrobes and ensuite complete with chrome heated towel rail, WC, wash basin and shower cubicle with glass enclosure all with tiled splashbacks.

Externally there is a small garden to the front and spacious driveway providing off road parking and access to the detached garage via up and over door to the front. The rear garden is a beautiful low maintenance space which has been landscaped with stone paved patio area, raised flowerbeds, artificial grass lawn and decked area with access to the home bar with built in power and lighting and built in units.











## DIRECTIONS

SK23 6FH

## COUNCIL TAX BAND

D

## TENURE

## 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		94 A
81-91	B	84 B	
69-80	C		
55-68	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

Fibre to the premises

## 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

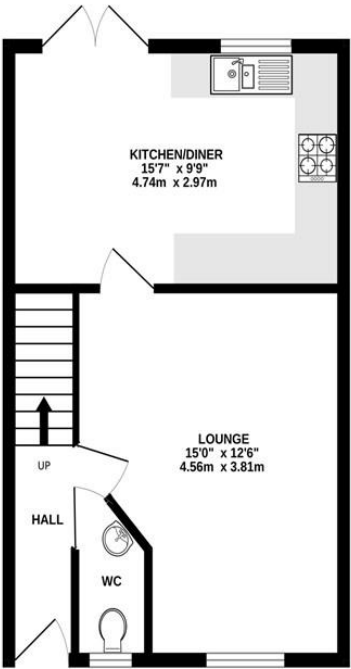
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

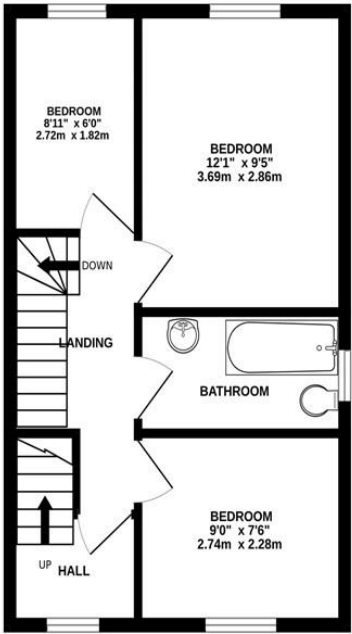
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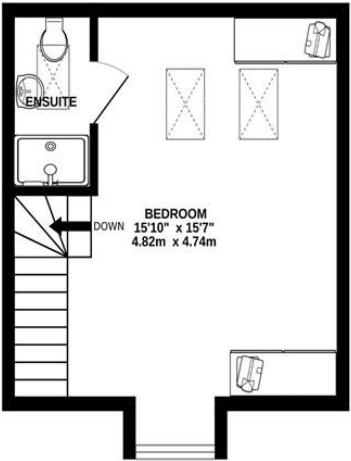
GROUND FLOOR



1ST FLOOR



2ND FLOOR





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01298 813577 [chapel@gascoignehalman.co.uk](mailto:chapel@gascoignehalman.co.uk)  
27 Market Street, Chapel-En-Le-Frith, High Peak, SK23 0HP