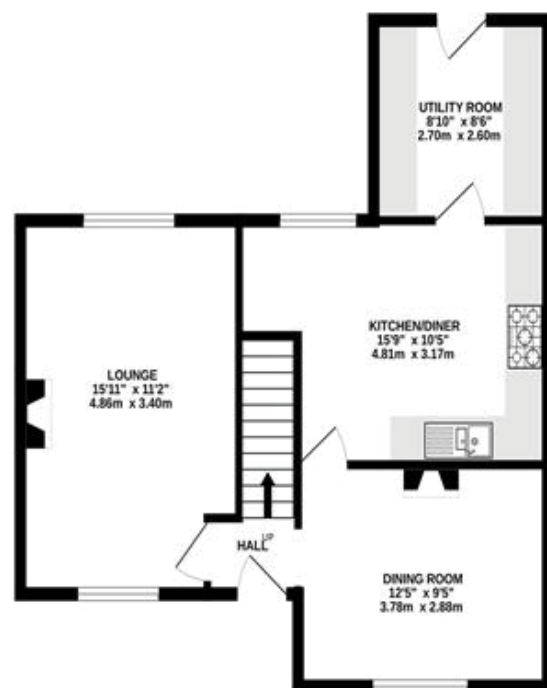


12 BUXTON ROAD
Chapel-En-Le-Frith
OFFERS IN REGION OF
£295,000

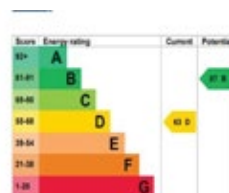
GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1027 sq.ft. (95.4 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
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GASCOIGNE HALMAN



A well presented and generously proportioned three bedroom semi detached home with substantial outside space. Along with the three bedrooms, the property benefits from two separate reception rooms, modern kitchen dining room and useful utility room to the rear. This is a fantastic family home and has larger than average outside space which includes plenty of off road parking on the driveway to the front, detached garage and spacious garden to the rear. Having been lovingly maintained throughout, the property is ready to move into and is warmed via a modern gas central heating boiler, is double glazed throughout and has attractive, contemporary, fitted kitchen and bathroom. There is further scope for development with planning permission granted for a side extension to create a garage with bedroom and ensuite above.

- Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Generous Rear Garden
- Plenty of Off Road Parking
- Detached Garage
- Planning Permission for Two Storey Side Extension

**OFFERS IN REGION OF
£295,000**

12 BUXTON ROAD
Chapel-En-Le-Frith



Located in a convenient position within easy reach of the town centre, local amenities and road links to Buxton and Stockport.

In a little more detail, the accommodation on offer comprises an entrance hall with staircase leading to the first floor, the lounge which is a dual aspect room looking out to the front and rear, and has a solid fuel stove in fireplace. The dining room also looks out to the front and has access through to the kitchen dining room which has a range of Shaker style wall and base units with wood effect worktops over and space for white goods. There is plenty of space for a dining table and window overlooking the rear garden.

Off the kitchen is the utility room which has plumbing for a washing machine, additional storage cupboards and the boiler. The first floor houses the landing, bedrooms one and two which look out to the front, bedroom three overlooking the garden and the family bathroom complete with WC, wash basin and bath with shower over, all complimented by tiled splashbacks.

Externally there is off road parking to the front for numerous vehicles and access to the detached garage via double doors. The rear garden has a large decked seating area ideal for entertaining, paved patio and 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 hear many residents 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 0PJ 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

VIEWING

Viewing strictly by appointment through the Agents.

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



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