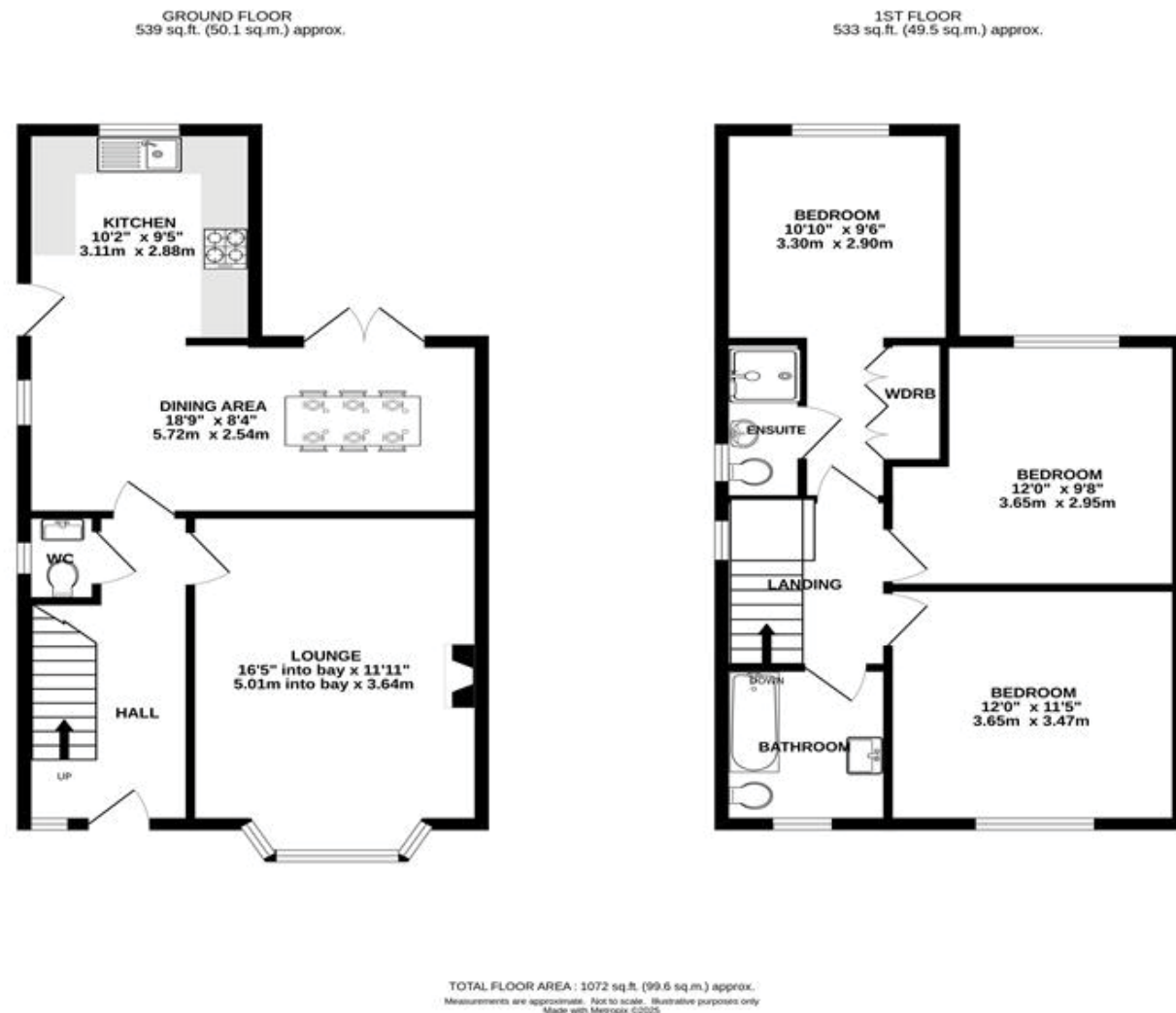


22 HORDERNS ROAD
Chapel-En-Le-Frith
£360,000



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



GASCOIGNE HALMAN

A beautifully presented and well appointed, EXTENDED, bay fronted, semi detached home in a hugely popular location. The property has a two storey extension to the rear which has created an impressive kitchen family room to the ground floor and master bedroom with dressing area and ensuite shower room to the first floor. This ideal family home has well proportioned accommodation throughout, with generous reception rooms and three double bedrooms on the first floor. Added benefits include a downstairs WC, fitted wardrobes to two bedrooms and solid fuel stove in the lounge. Externally there is off road parking for two vehicles, a detached garage to the rear and a low maintenance landscaped garden.

- Three Double Bedrooms
- Extended to Rear
- Ensuite to Master Bedroom

- Beautifully Presented Throughout
- Detached Garage
- Fantastic Popular Location

£360,000

22 HORDERNS ROAD

Chapel-En-Le-Frith



Located in a popular part of the town, in a convenient position for access to the town centre where you will find a number of amenities including cafes, local shops, supermarkets doctors and dentists. The train station on the Buxton to Manchester line and Chapel-en-le-Frith high school are also only a short walk away. In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor, solid wood flooring and downstairs WC under the stairs. The lounge has a double glazed bay window to the front with fitted shutters, herringbone LVT flooring and fireplace with solid fuel stove. The kitchen family room is an 'L' shaped space with matching LVT flooring, there is space for a dining table with double glazed double doors opening into the garden. The kitchen area has a range of two tone Shaker style wall and base

units with dark grey base units and white wall units, complimented by white worktops over and metro tiled splashbacks. Integrated appliances include a fridge freezer, dishwasher and an electric oven with gas hob and extractor above. The first floor has the landing with double glazed window to the side, the master bedroom with double glazed window to the rear with fitted shutters, dressing area with fitted wardrobes and ensuite comprising WC, wash basin and shower cubicle with glass screen and Travertine style tiled splashbacks. Bedroom three overlooks the garden to the rear, has a fitted wardrobe and bedroom two looks out to the front. Both bedroom two and three also have fitted window shutters. The family bathroom has an attractive suite comprising WC, wall mounted wash basin, bath with shower over, glass shower screen and shower boarding.

Externally there is off road parking to the front and driveway leading down the side of the house leading to the detached garage accessed via up and over door to the front. The rear garden has a paved patio seating area leading on to a space laid with an artificial grass lawn 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 center 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 town and villages is an excellent place to set up home.

DIRECTIONS

SK23 9ST 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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