



**GASCOIGNE
HALMAN**

High Street, Chapel-En-Le-Frith, High Peak
Asking Price £400,000

THE AREA'S LEADING ESTATE AGENCY



A deceptively spacious FIVE BEDROOM detached home with generous walled garden to the rear. The property is situated in a central location with accommodation split over three floors as well as a useful cellar and outside storage room. There are three reception areas on the ground floor along with a modern kitchen and downstairs WC. Three generous double bedrooms are located on the first floor, one of which is currently used as an additional reception room. The family bathroom is also on the first floor and has an attractive, modern suite. Bedrooms four and five are again well proportioned and occupy the second floor. There is a useful cellar space, currently a workshop and surprisingly generous garden to the rear which has been well maintained and has access to the detached garage.

This home is located close to the town centre and historic Market Place along with all the amenities it has to offer. The Memorial Park is behind the garden which is ideal for children to play or dog walking. The High School and train station are also within easy reach.

Property details

- Deceptively Spacious
- Five Bedrooms
- Detached Garage to Rear
- Beautiful Gardens
- Cellar
- Excellent Central Location



About this property

In a little more detail, the accommodation on offer comprises an entrance porch opening into the hallway with staircase leading to the first floor. The lounge has a double glazed window to the front and partition wall opening into the study area with a doorway to the dining room. A rear vestibule gives access to the kitchen and staircase leading to the cellar. The kitchen has a range of fitted, modern, high gloss wall and base units with black worktops over, inset sink and drainer and fitted appliances, all complimented by tiled splashbacks and tiled flooring. An inner hallway provides storage space and access to the downstairs WC with wash basin.

The first floor houses the landing with double glazed window to the rear, three double bedrooms with bedroom one having fitted wardrobes and bedroom two with fitted shelving and fireplace. The bathroom has a beautiful modern feel with a three piece suite comprising WC, wash basin and corner shower with glass enclosure and attractive tiled walls and flooring. The second floor has a landing giving access to bedrooms four and five.

Externally there is a small garden to the front with pathway leading to the front door. The rear of the property has a spacious walled garden which is larger than you might expect. It has been carefully maintained and manicured over the years to create an array of different spaces including seating area, raised flowerbeds, lawns and mature trees and shrubs. There are timber sheds, a green house and a stone built double garage accessed via up and over door to the front.









DIRECTIONS

SK23 0HD

COUNCIL TAX BAND

D

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

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

Copper wire

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

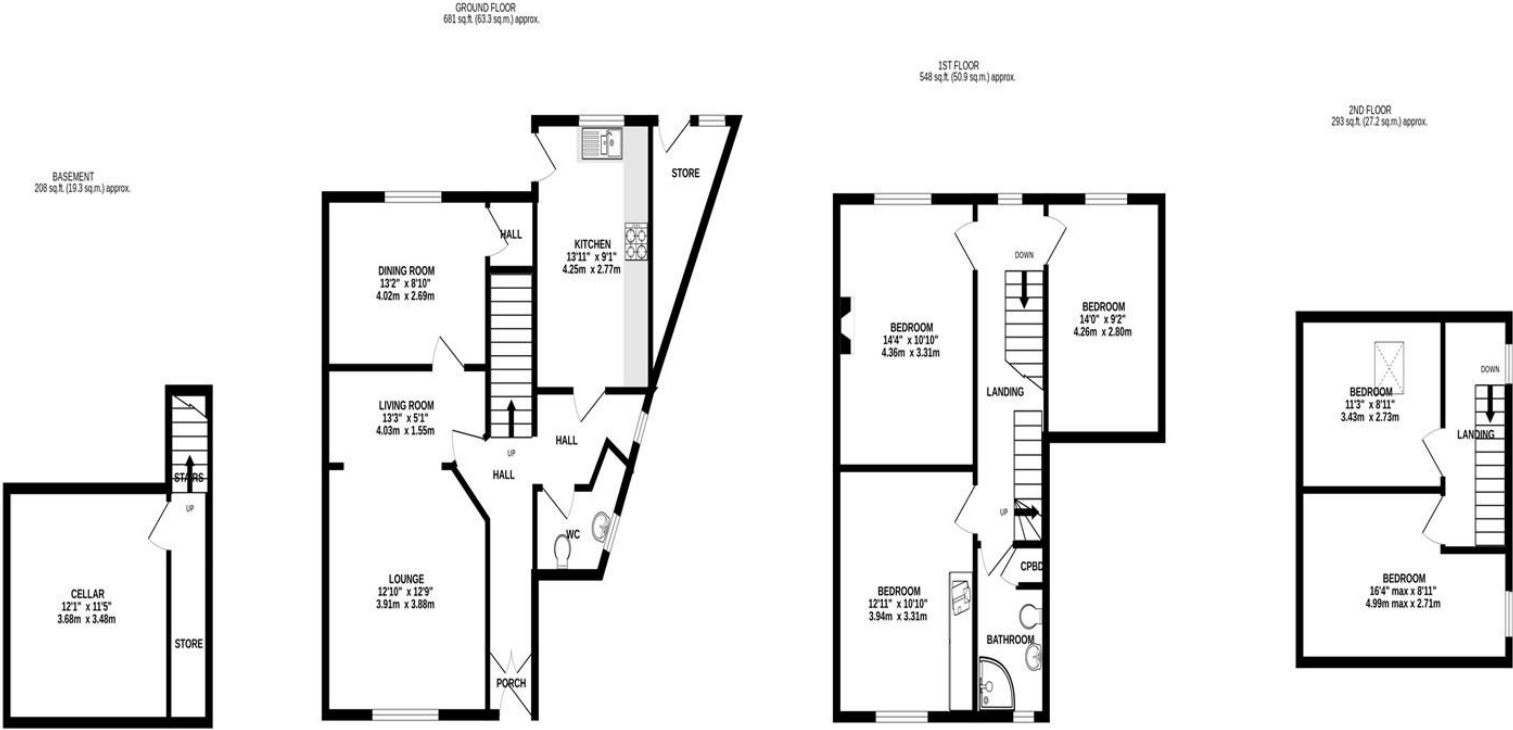
SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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.



TOTAL FLOOR AREA: 1730 sq.ft. (160.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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