



**GASCOIGNE
HALMAN**

Greggs Avenue, Chapel-En-Le-Frith, High Peak
Asking Price £265,000

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented and extended three bedroom semi detached home in a popular location. The property offers impressive living space including a spacious lounge and kitchen dining room with bi-folding doors opening onto the garden. Both the kitchen and bathroom have been equipped with contemporary, quality fittings adding a quality feel to the home. Additional benefits include a utility room at the rear of the garage, off road parking to the front and there is a modern combi boiler and double glazed windows throughout. There is also an enclosed garden to the rear with patio and lawned area. Located in a popular location, the home is convenient for access to the town centre, only a short walk from the High School and train station and footpath leading through the golf course.

Property details

- Beautifully Presented Semi Detached Home
- Extended to Rear
- Three Bedrooms
- Impressive Kitchen Dining Room
- Utility Room
- Enclosed Rear Garden



About this property

In a little more detail, the accommodation on offer comprises an entrance porch with storage cupboard opening into the hallway with staircase leading to the first floor. The lounge has a double glazed window to the front, an electric fire in fireplace and access into the kitchen diner. The kitchen diner is an 'L' shaped space with a range of fitted wall and base units in a cream Shaker style with wood effect worktops over and double glazed windows to the rear. This space opens into the dining area which has bi-folding doors opening into the rear garden. There is access to the utility room which has been converted from the rear of the garage and has the boiler, plumbing for washing machine and doorway into the remaining garage storage space.

The first floor houses the landing, bedroom one with fitted wardrobes, bedroom two over looking the rear garden, bedroom three and the family bathroom complete with WC and wash basin in vanity unit and bath with shower over complimented by shower boarding and tiled splashbacks. Externally there is off road parking on the driveway to the front and a rear garden with paved patio seating area directly outside the kitchen diner and a step up to the garden mainly laid to lawn, all enclosed by timber fencing.





DIRECTIONS

SK23 9TU

COUNCIL TAX BAND

B

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

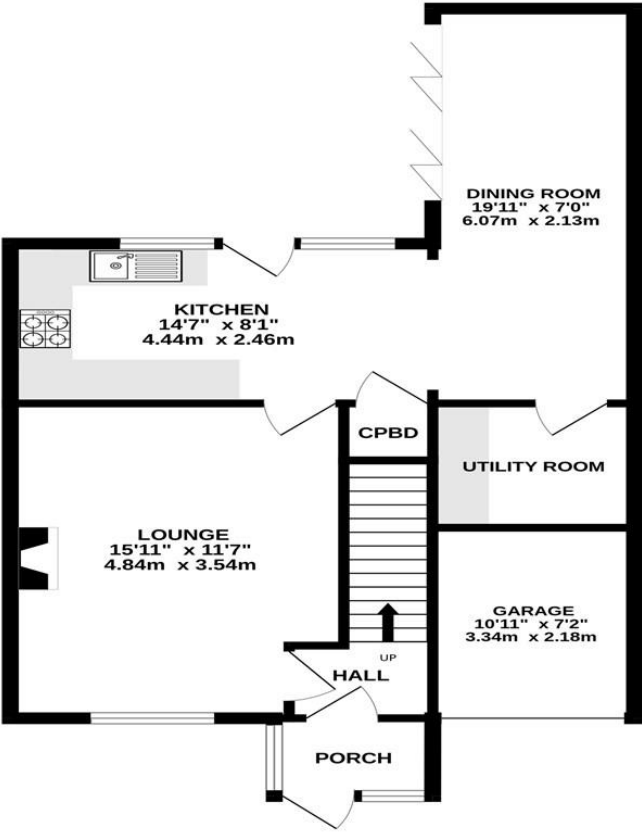
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

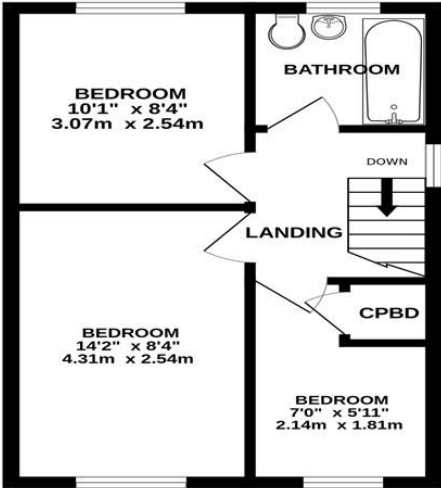
No

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GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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