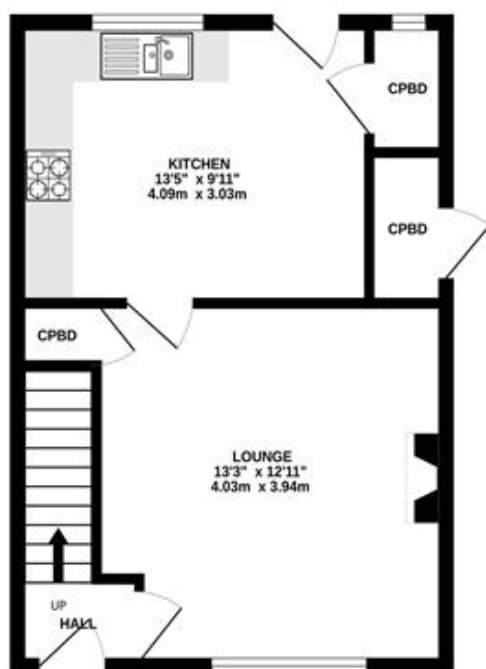
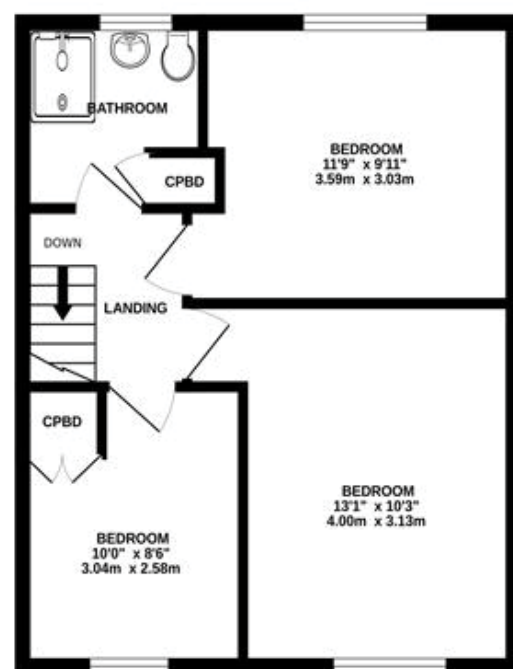


**64 PARK ROAD**  
Chapel-en-le-Frith  
**£260,000**

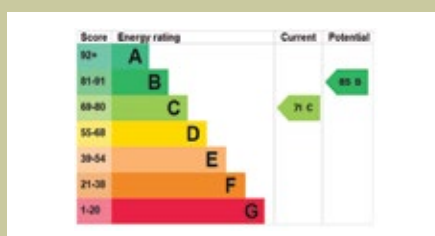
GROUND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.1 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  
01298 813577 chapel@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

A beautifully presented and significantly improved three bedroom home with off road parking and garden to rear. The property has been lovingly improved by the current vendor and offers well proportioned living and bedroom space complimented by quality fittings including an attractive kitchen diner and modern bathroom. There is plenty of storage space with a store room off the kitchen and brick built outhouse. The property has modern double glazing units, is warmed via gas central heating and has had a new roof in recent years. All in all, this property is in a great, 'ready to move in' condition. There is off road parking to the front and a well maintained garden to the rear.



- Three Bedroom Terrace
- Beautifully Presented Throughout
- Off Road Parking

- Modern Kitchen Dining Room
- Well Maintained Garden to Rear
- Viewing Recommended

**£260,000**

**64 PARK ROAD**

Chapel-en-le-Frith



#### DESCRIPTION

In a little more detail, the accommodation on offer comprises an entrance hall with staircase leading to the first floor. The lounge has a wood effect floor, gas fire in feature fireplace and feature radiator. The kitchen diner has a range of fitted, handleless wall and base units in a high gloss dark grey with contrasting white worktops and metro tiled splashbacks. There is space for a dining table and a storage room with window to the rear. The first floor has the landing with loft hatch and pull down ladder giving access to the boarded loft, bedroom one with part paneled wall and window looking out to the front.

Bedroom two also has a part paneled wall and overlooks the rear garden while bedroom three has a storage cupboard and looks out to the front. The bathroom has a WC, basin in vanity unit and double shower cubicle with attractive tiled splashback. Externally there is off road parking on the driveway to the front with pathway leading to the front door and down the ginnel towards the rear. The rear garden has a paved patio seating area, brick built outbuilding and a step up to an artificial grass lawn, raised flowerbed with pond and timber summerhouse.

#### 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 0LP 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



gascoignehalman.co.uk

**GASCOIGNE HALMAN**