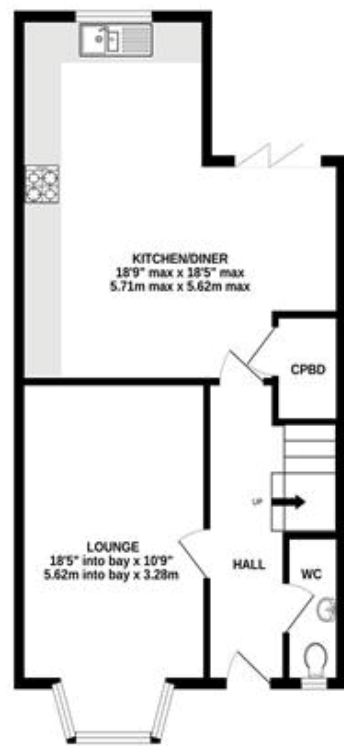
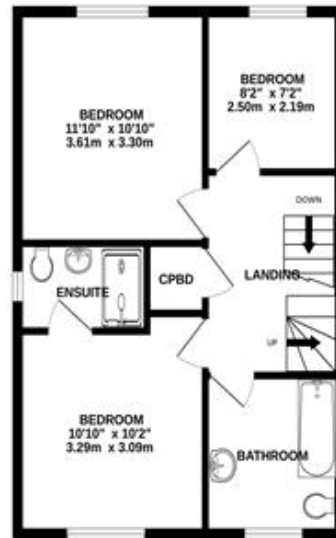


**13A WARMBROOK ROAD**  
Chapel-En-Le-Frith  
**OFFERS OVER**  
**£360,000**

GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



2ND FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA: 1337 sq.ft. (124.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metroplex ©2025.



#### 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



A beautifully presented, modern, and deceptively spacious FOUR BEDROOM detached home with two ensuite bedrooms in a popular location. The property was completed in 2020 and offers modern living luxuries with spacious accommodation spread over three floors. There is an impressive, modern fitted kitchen dining room with bi-folding doors opening onto the patio and large garden. Located within easy reach of the primary school and only a short walk into the town centre, the property is conveniently located for families and buyers wanting to be close to local amenities.

**GASCOIGNE HALMAN**



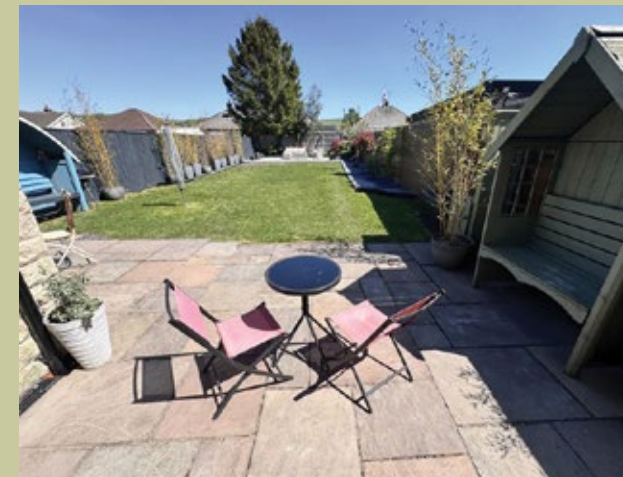
- Four Bedroom Detached Home
- Two Ensuite Bedrooms
- High Quality Fittings Throughout
- Impressive Kitchen Diner

- Generous Garden to Rear
- Convenient Location
- Accommodation Over Three Floors

**OFFERS OVER  
£360,000**

**13A WARMBROOK ROAD**

Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor, downstairs WC with space for cloaks storage and lounge with double glazed bay window to the front. The kitchen diner has a range of modern and contemporary wall and base units in a cream Shaker style with worktops over. There is plenty of space for a dining table and doors opening onto the rear patio. The first floor has the landing, bedroom two with ensuite shower room and looking out to the front. Bedrooms three and four look out over the rear garden and are served by the family bathroom complete with WC, wash basin and bath with shower over.

The master bedroom occupies the second floor and has a double glazed window to the rear overlooking the garden and onto the hills beyond. There is eaves storage space and ensuite shower room. Externally there is off road parking to the front and the rear has a paved patio directly behind the house leading onto the generous garden which is mainly laid to lawn with flowerbeds and a patio at the rear of the garden making use of the evening sun.

#### 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 ONL 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: E

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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