



**GASCOIGNE
HALMAN**

Elmfield, Chapel-En-Le-Frith, High Peak
Asking Price £239,950

THE AREA'S LEADING ESTATE AGENCY



A conveniently located three bedroom semi detached home with off road parking and gardens to the front and rear. This is an excellent family home and benefits from well proportioned rooms including a spacious lounge, kitchen dining room and three bedrooms. Located in a quiet cul de sac, the home is within easy reach of the High School, train station and town centre.

The property would benefit from some cosmetic modernisation but offer the discerning buyer the chance to put their own stamp on the property and create their ideal home. There is off road parking to the front and side and a well manicured garden to the front and rear.

Property details

- Cul De Sac Location
- Semi Detached
- Three Bedrooms
- Off Road Parking
- Convenient for High School



About this property

In a little more detail, the accommodation on offer comprises an entrance porch opening into the lounge with staircase leading to the first floor and gas fire in stone fireplace. The kitchen diner has a range of fitted wall and base units, stainless steel sink unit, under stairs storage cupboard and space for a dining table. The first floor has the landing, bedroom one and three looking out to the front up to Castle Naze, bedroom three overlooking the rear garden and the family bathroom complete with WC, wash basin and bath with shower attachment.

Externally there is a graveled flowerbed and tarmac driveway to the front which leads down the side to the rear garden. Here there is a tarmac seating area ideal for dining or entertaining with a small step up to the garden which is mainly laid to lawn, flanked by flowerbeds and a pathway leads to a timber shed at the bottom of the garden.





DIRECTIONS

SK23 9TZ

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.

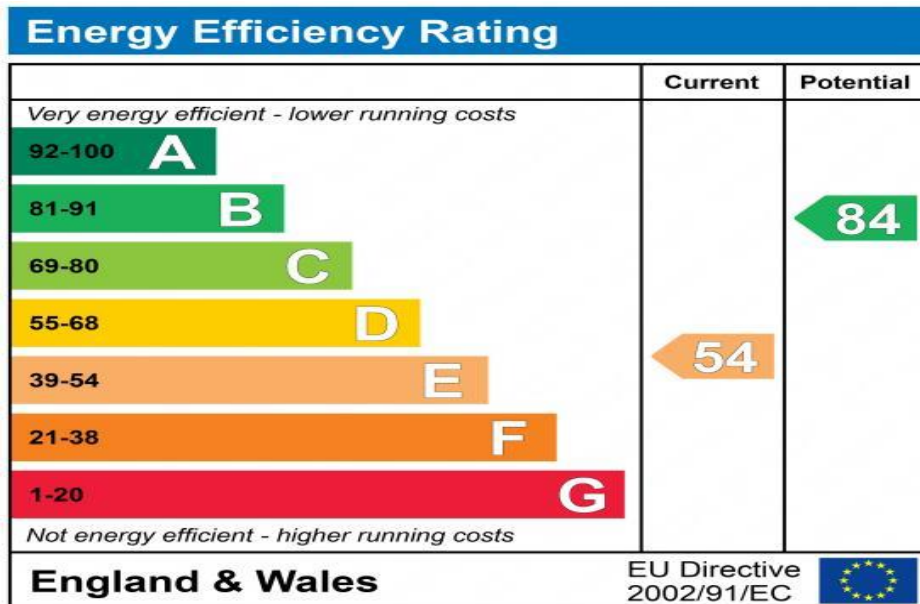
LOCAL AUTHORITY

High Peak Borough Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING

Electric

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

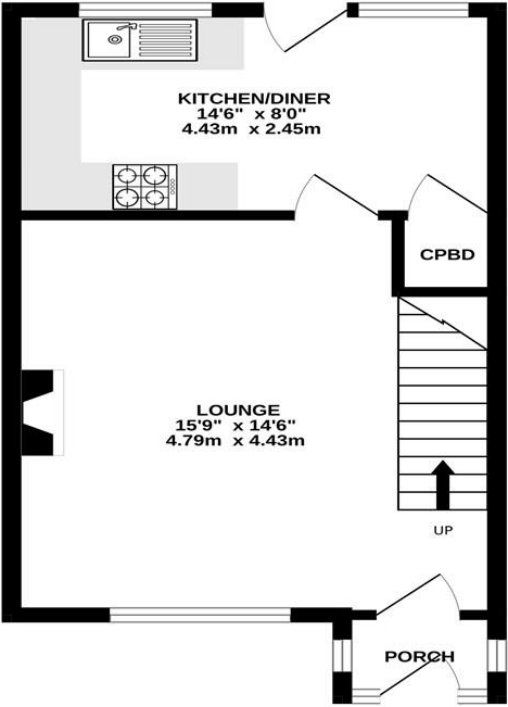
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

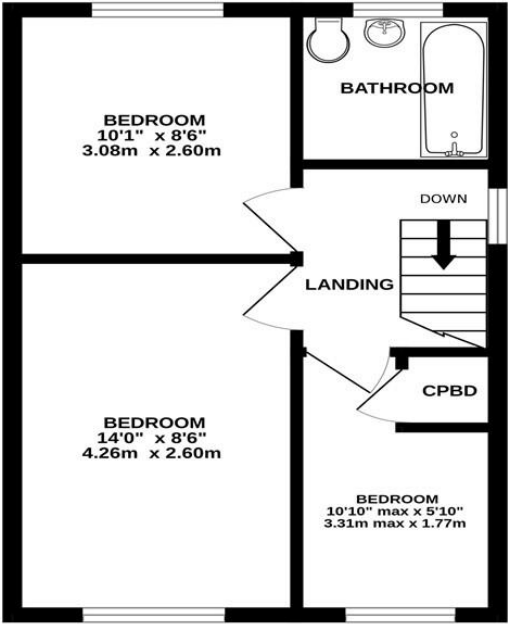
No

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GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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