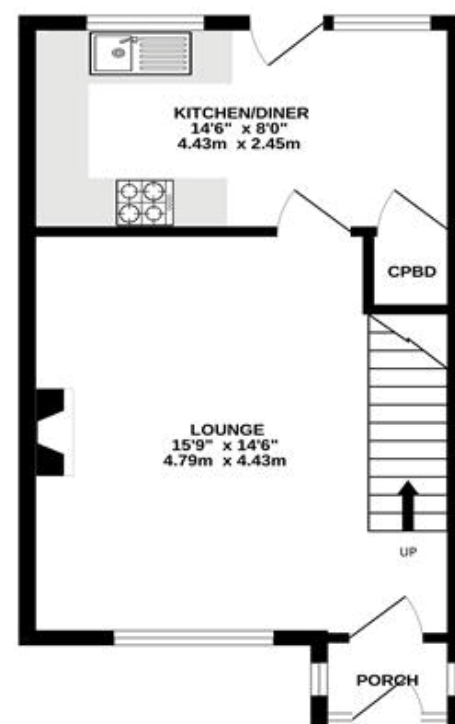
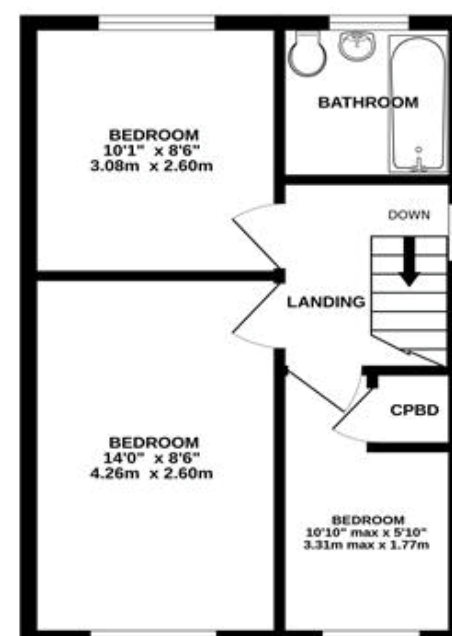


**7 ELMFIELD**  
Chapel-En-Le-Frith  
**£239,950**

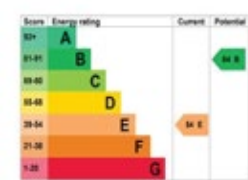
GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



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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**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 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.

**GASCOIGNE HALMAN**



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

£239,950

7 ELMFIELD  
Chapel-En-Le-Frith



#### DESCRIPTION

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.

#### 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 here many resident 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 9TZ 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: D

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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