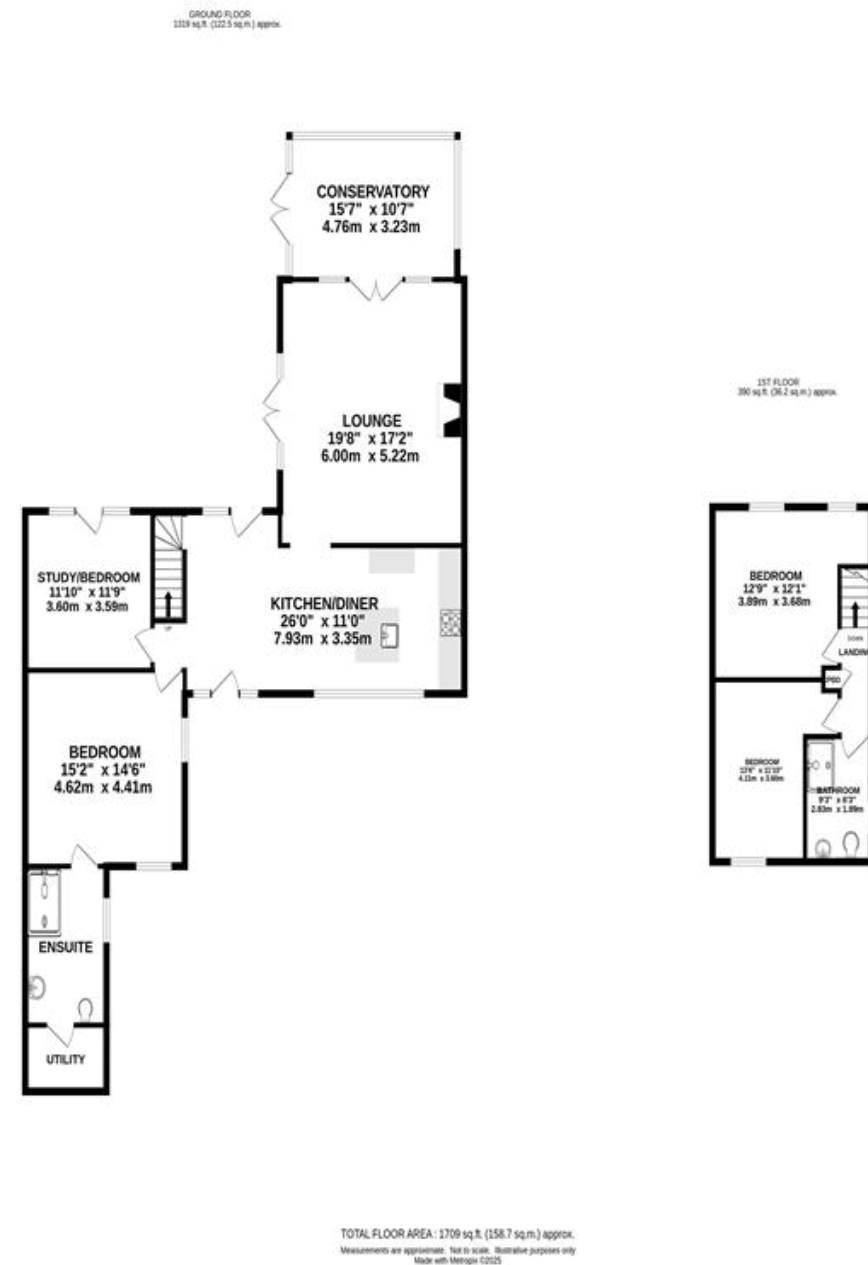


54 MANCHESTER ROAD
Chapel-En-Le-Frith
£625,000



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

This beautiful architect designed house and workshop conversion is nestled in a secluded yet convenient location. The accessible layout creates a comfortable flow, seamlessly blending modern luxuries with traditional features including exposed stone walls and with high-quality materials and fittings throughout.

- Architecturally Designed Barn Conversion
- Beautifully Presented Throughout
- Fantastic Living Space
- Large Conservatory to Rear
- Three/Four Bedrooms
- Ground Floor Master Bedroom with Ensuite
- Stone Outbuildings
- Secluded Yet Convenient Location
- No Onward Chain
- Viewing Essential to appreciate what this property offers

£625,000

54 MANCHESTER ROAD

Chapel-En-Le-Frith



The accommodation is housed in an impressive kitchen diner with a floor-to-ceiling window to the front and an exposed stone wall. It features a range of wall and base units, an island with a sink and drainer, and a lounge with ambient lighting, a fireplace with a log-burning stove, and direct access to the garden and conservatory. The conservatory has underfloor heating, double-glazed patio doors and windows on the sides and rear, and a glass roof, making it a usable space year-round. There's also a ground-floor study that can be used as a fourth bedroom and has doors opening onto the garden. The master bedroom has a built-in wardrobe/dressing area and leads into an ensuite wet room with underfloor heated tiled

floors, a shower area, a WC, and a wash basin. The utility room off the ensuite contains sink, plumbing for washing machine and boiler. The first floor houses bedrooms two and three, both comfortable double bedrooms. The family bathroom includes underfloor heated tiled floor, WC, shower, and wash basin. Externally, there is a long driveway leading to a parking area with a stone outbuilding for storage. The rear has a low-maintenance garden with a decked area that leads onto a predominantly stone-paved area with flowerbeds, trees, small pond and another stone outbuilding that could be used as a workshop.

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 9TH 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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