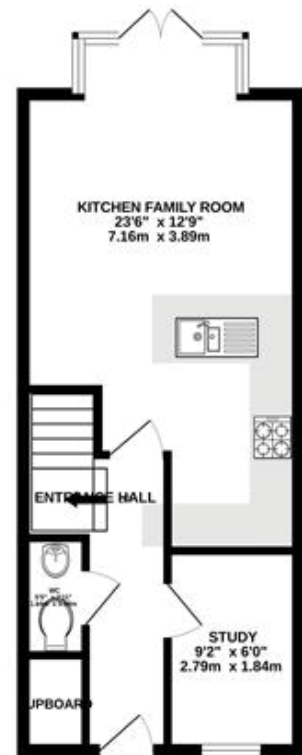


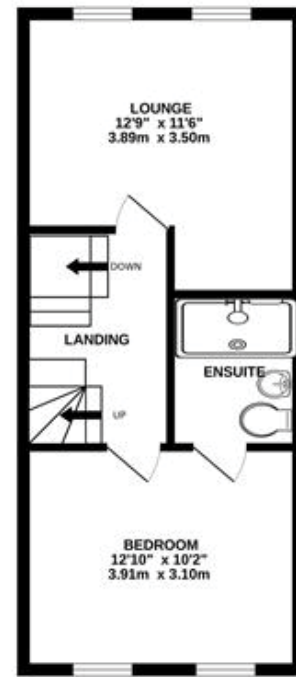
31 BURRFIELDS ROAD
Chapel-En-Le-Frith
£295,000



GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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
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gascoignehalman.co.uk



A popular and modern terrace home in a great location with three/four bedrooms open plan living kitchen living area and ensuite to master bedroom. The accommodation is split over three floors which provides generous living space including a first floor lounge and well proportioned bedrooms. There is a study/fourth bedroom to the ground floor and a well designed low maintenance garden to the rear. The property is located on Burrfields Road which is an ideal location for access to the town centre and the Market Place. There are a number of amenities nearby including supermarkets, restaurants and local shops, all within a short walk.

GASCOIGNE HALMAN

- Modern Terrace Home
- Three/Four Bedrooms
- Accommodation Over Three Floors

- Ensuite to Master Bedroom
- Beautiful Kitchen Family Room
- Low Maintenance Garden

£295,000

31 BURRFIELDS ROAD

Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises an entrance hallway with storage cupboard for coats and shoes, a downstairs WC with wash basin and the study/bedroom four with window looking out to the front. The kitchen family room is an impressive space with double glazed double doors opening onto the rear garden. There is plenty of space for dining and lounge furniture and the kitchen has a range of modern cream wall and base units with wood effect worktops over, attractive tiled splashbacks and integrated appliances. The first floor houses the landing, lounge with two windows overlooking the rear garden and master bedroom looking out to the front with ensuite shower

comprising WC, wash basin and shower cubicle with glass screen and tiled splashbacks. The second floor has a landing, bedroom four with storage cupboard, double glazed and skylight window to the front. Bedroom three with storage cupboard and looking out to the rear and the family bathroom complete with WC, wash basin and bath with shower over, glass screen and tiled splashbacks. Externally there is off road parking for two vehicles to the front a paved, low maintenance garden to the rear with graveled area giving space for pot plants, hard standing for a shed and gateway giving access to the rear passageway for bin access.

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 center 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 town and villages is an excellent place to set up home.

DIRECTIONS

SK23 0JW for your Sat Nav

TENURE

LEASEHOLD 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.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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