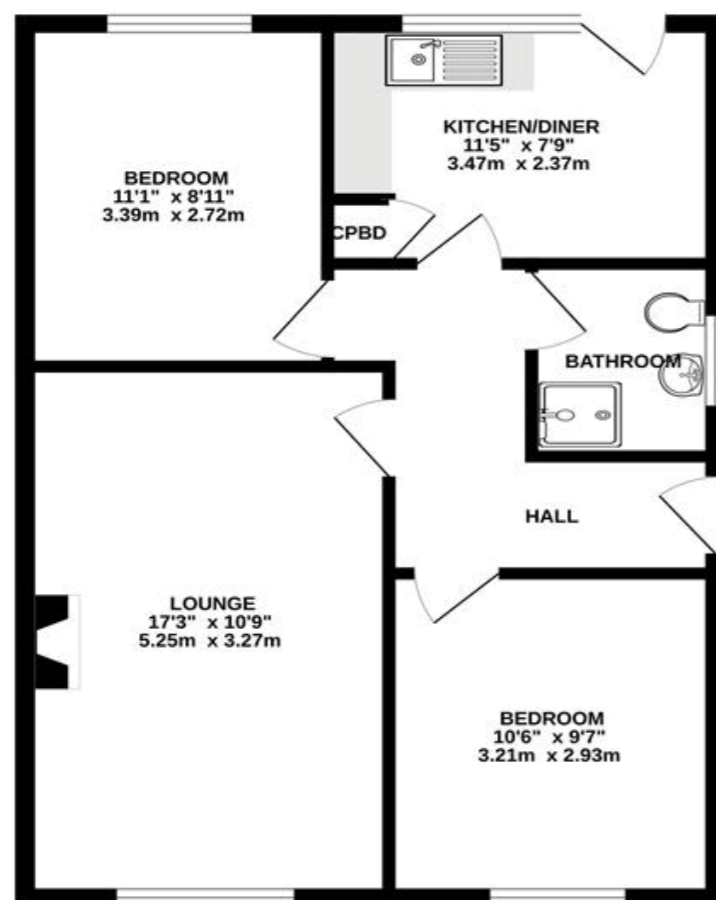
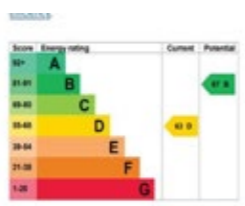


GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 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



**38 BAGSHAWE AVENUE**  
Chapel-En-Le-Frith  
**£239,950**



A two bedroom semi detached bungalow in a popular cul de sac location. This property offers somewhat of a blank canvass for the purchaser to add their own stamp and create their ideal home. The rooms are all well proportioned and the accommodation includes a spacious lounge, two double bedrooms, kitchen diner and wet room style bathroom. Along with the living accommodation, there are gardens to the front and rear and detached garage.

**GASCOIGNE HALMAN**

- Two Bedroom True Bungalow
- Cul de Sac Location
- Detached Garage
- Off Road Parking

- Front and Rear Gardens
- Gas central heating boiler fitted 2023.
- No Onward Chain

**£239,950**

**38 BAGSHAWE AVENUE**

Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises an entrance hallway, lounge with double glazed window to the front and gas fire in fireplace. The kitchen diner has two storage cupboards, stainless steel sink unit, space and plumbing for washing machine/ dishwasher. Door opening onto the rear garden. Bedroom one looks out to the front over the street and bedroom two overlooks the rear garden. The bathroom has a double glazed window to the side and three piece bathroom suite including WC, wash basin and shower area with glass screen and tiled walls. Externally there is a well maintained garden to the front with driveway leading down the side of the house to the

detached garage, accessed via up and over door to the front. The rear garden has a paved patio seating area, a number of mature flowerbeds and timber shed.

#### 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 9SE for your Sat Nav

#### TENURE

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

#### 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: C

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**