



**GASCOIGNE
HALMAN**

Spencer Road, Chapel-En-Le-Frith, High Peak
Asking Price £230,000

THE AREA'S LEADING ESTATE AGENCY



A two bedroom true bungalow in a cul de sac location with attached garage and off road parking. The property is located in popular area of the town within easy reach of the town centre and close to the 199 bus route.

This home benefits from gas central heating, is fully double glazed and has recently had increased loft insulation to improve the overall energy efficiency. The accommodation includes two comfortable double bedrooms and generous lounge diner. There are gardens to the front and rear and off road parking in front of the garage.

Property details

- Semi Detached True Bungalow
- Two Double Bedrooms
- Attached Garage
- Off Road Parking
- Cul de Sac Location



About this property

In a little more detail, the accommodation on offer comprises an entrance hallway, lounge with gas fire and double glazed window looking out over the front garden. Bedroom one also looks out to the front while bedroom two looks out over the rear. Both bedrooms are served by the family bathroom comprising WC and wash basin in vanity unit, double shower cubicle with glass screen and tiled splashbacks. The kitchen has a range of white, fitted wall and base units with contrasting black worktops over and inset stainless steel sink and drainer with tiled splashbacks and space for white goods.

Externally there is garden to the front laid to lawn with pathway leading to the side door and garage. The rear garden is a paved low maintenance space with off road parking and access to the attached garage, which has power and lighting, via up and over door to the front.



DIRECTIONS

SK23 9SB

COUNCIL TAX BAND

C

TENURE

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Yes

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

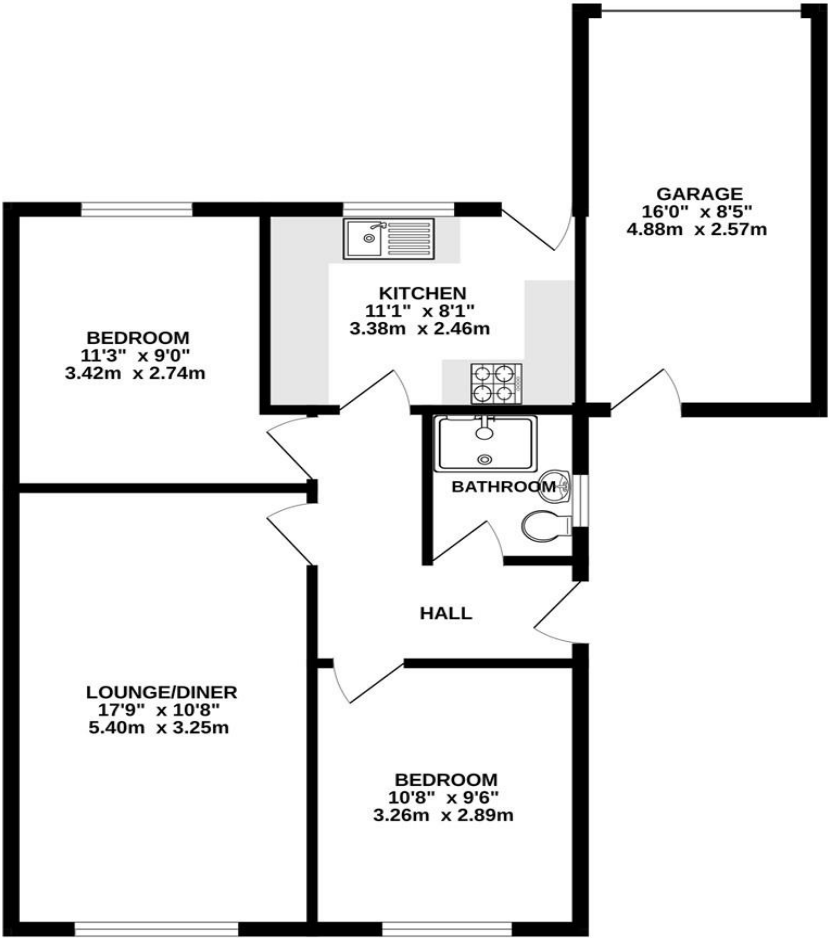
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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.

GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.





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