



**GASCOIGNE
HALMAN**

Sunday School Square, Chapel-En-Le-Frith, High Peak
Asking Price £289,950

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented and well appointed THREE DOUBLE BEDROOM stone built property in a popular and convenient location with off road parking. This attractive property offers generous living space and an abundance of character with its arched windows, spiral staircase and exposed beams really adding to the charm of the home and seamlessly blended with modern fittings. In addition to the living space, the property also benefits from a downstairs cloakroom, cellar accessed from the rear courtyard and two generous parking spaces in the private square. Situated in a central location, the property is convenient for accessing many local amenities including local shops, supermarkets, cafes, doctors and the Market Place to name a few.

The property is leasehold, the lease commenced in 2005 for a term of 999 years at a cost of £100 per year which cannot increase.

Property details

- Three Double Bedrooms
- Good Usable Cellar Space
- Spacious Living Accommodation
- Well Presented Throughout
- Convenient Location
- Viewing Recommended
- Two Generous Parking Spaces in Private Square
- Court Yard to Rear



About this property

In a little more detail, the accommodation on offer comprises an entrance vestibule with access to the downstairs WC and opening into the lounge dining room which has a dual aspect looking out to the side and front, space for lounge and dining furniture and staircase leading to the first floor. The kitchen has a range of fitted wall and base units in shaker style with integrated appliances including a fridge freezer, dishwasher, electric oven and gas hob with extractor above. There is wood flooring, tiled splashbacks and double glazed door opening onto the rear courtyard. Also off the lounge dining room is bedroom three with double glazed window to the rear.

The first floor houses the remaining two bedrooms which both have exposed ceiling beams and look out to the front and side of the property. The family bathroom has a three piece suite comprising WC, wash basin and corner bath with electric shower over and glass screen.

Externally there are two generous sized allocated off road parking spaces in a private square and to the side and rear of the house is a stone paved courtyard with space for seating and steps down to the cellar accessed to the rear.





DIRECTIONS

SK23 0HN

COUNCIL TAX BAND

C

TENURE

Leasehold

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		83 B
69-80	C		
55-68	D		
39-54	E	51 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

Copper wire

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

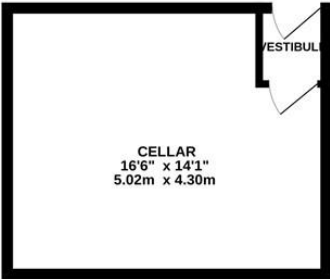
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

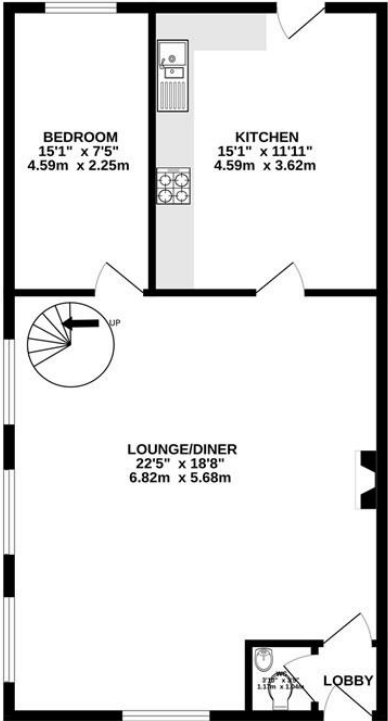
Ask Agent

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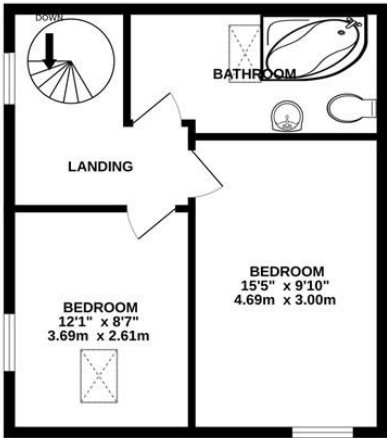
BASEMENT
232 sq.ft. (21.6 sq.m.) approx.



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



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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