



**GASCOIGNE
HALMAN**

Market Street, Chapel-En-Le-Frith, High Peak

**Asking Price
£225,000.00**

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented three bedroom terrace home with accommodation split over three floors in a town centre location. The property offers well proportioned living accommodation with a lounge and kitchen dining room to the ground floor. There is one double bedroom, a single bedroom and attractive modern bathroom on the first floor and a generous double bedroom on the second floor. The living accommodation is complimented to the rear of the property where there is a shared, low maintenance garden.

Located in a convenient and central location within the town, this home is convenient position for access to the many amenities on offer including super markets, cafes, local shops and the primary school.

Property details

- Stone Built Terrace
- Three Bedrooms
- Generous Storage Room Off the Second Floor Bedroom
- Beautifully Presented Throughout
- Accommodation Over Three Floors
- Modern Kitchen and Bathroom



About this property

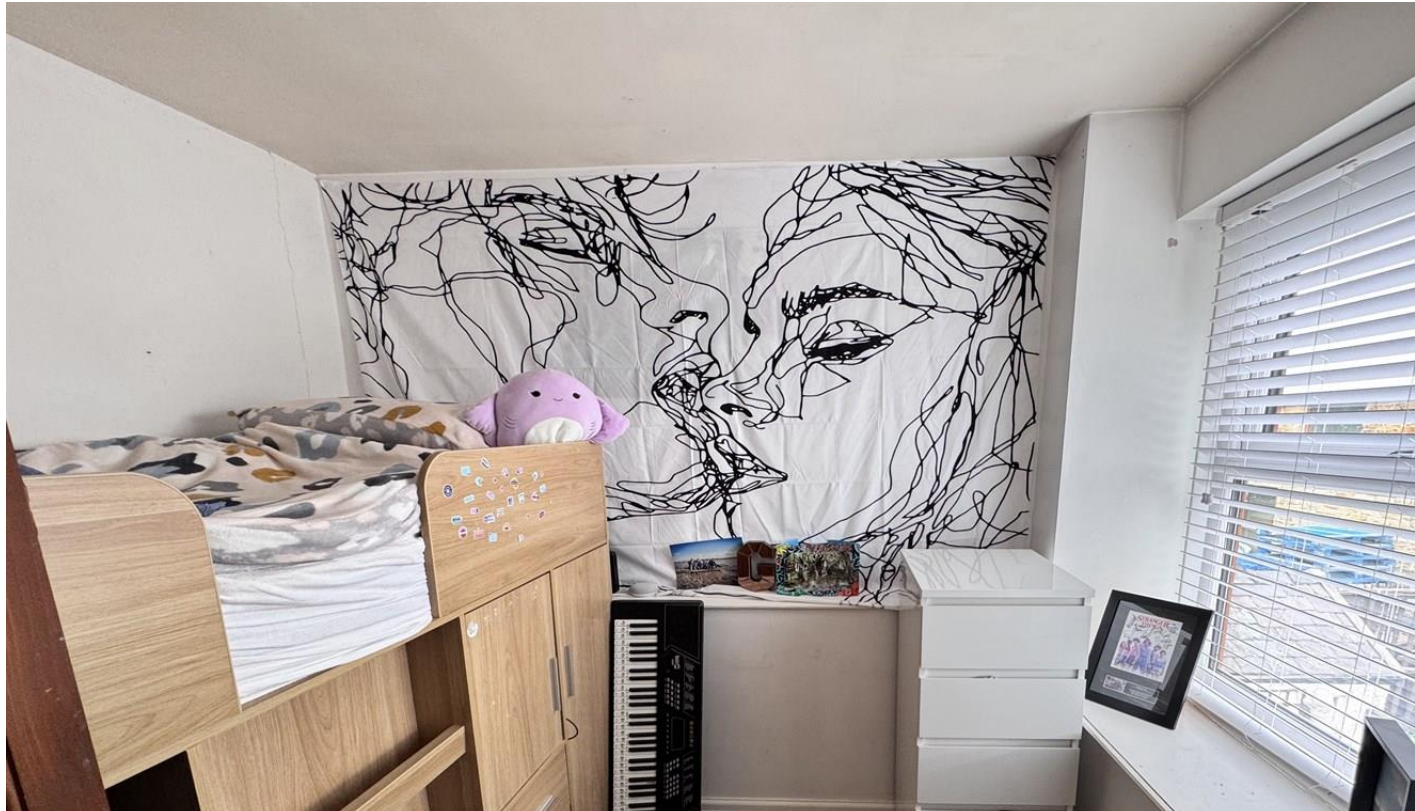
In a little more detail, the accommodation on offer comprises an entrance vestibule opening into the lounge with double glazed window to the front and wood effect flooring. The kitchen diner has a range of cottage style wall and base units in creak with black worktops, inset sink and drainer and integrated oven and hob. There are tiled splashbacks, tiled flooring and staircase leading to the first floor. Off the kitchen in a rear porch leading to a downstairs WC complete with wash basin.

The first floor has the landing, bedroom one looking out to the front, bedroom two overlooking the rear garden and the family bathroom complete with WC, wash basin and bath with shower over and attractive tiled splashbacks.

The second floor houses the second double bedroom with skylight window to the front and access to eaves storage.

Externally there is a small patio to the rear of the house leading to a low maintenance, enclosed, communal garden with artificial grass lawn and seating area.





DIRECTIONS

SK23 0HZ

COUNCIL TAX BAND

A

TENURE

Freehold

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		87 B
69-80	C	70 C	
55-68	D		
39-54	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?

Yes

SOURCES OF FLOODING

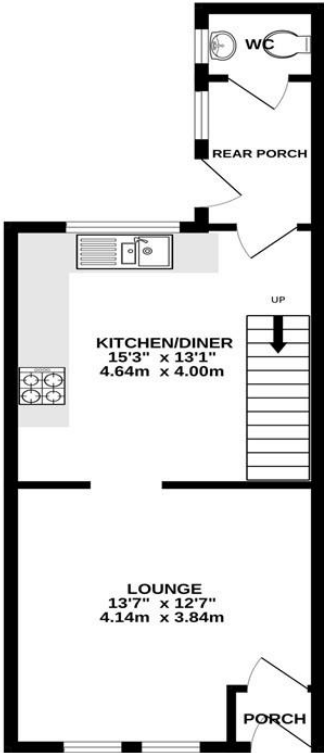
Ask Agent

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.

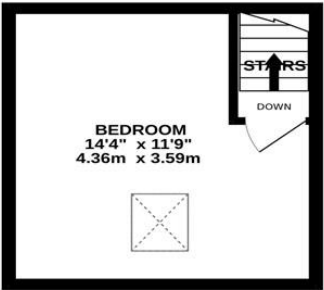
GROUND FLOOR



1ST FLOOR



2ND FLOOR





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