



**GASCOIGNE
HALMAN**

Burrfields Road, Chapel-En-Le-Frith, High Peak

**Asking Price
£195,000.00**

THE AREA'S LEADING ESTATE AGENCY



A well presented two DOUBLE bedroom stone built cottage in a convenient location. The property offer well proportioned, comfortable living accommodation including a lounge and modern kitchen dining room to the ground floor. The first floor houses bedroom one which is a comfortable double room and the family bathroom with bath and separate shower cubicle. The second double bedroom is on the second floor and offer lovely views over the town. The living space is accompanied by an enclosed, low maintenance yard to the rear. The property is is fully double glazed and warmed by gas central heating via a boiler only 2 years old and still under warranty. Having previously been rented, the gas safety certificate and electrical inspections are currently up to date.

Located on Burrfields Road, this home is conveniently located within easy reach of the town centre, market place and all the amenities they have to offer including local shops, cafes and restaurants to name a few.

Property details

- Two Double Bedrooms
- Modern Kitchen and Bathroom
- Stone Built Cottage
- Enclosed Yard to Rear
- Convenient Location



About this property

In a little more detail, the accommodation on offer comprises a lounge with double glazed window to the front, and feature fireplace with fitted storage cupboards to each side. The kitchen diner has a range of gloss white wall and base units with black worktops over, inset sink and drainer, integrated oven and hob and space for white goods. There is space for a dining table and staircase leading to the first floor.

The first floor has the landing, bedroom one looking out to the front, the family bathroom complete with WC, wash basin, bath and separate shower cubicle with glass screen and tiled splashbacks. A lobby area has the stairs to the second floor and useful storage cupboard. The second floor has the second double bedroom with exposed ceiling beams and double glazed skylight window to the rear with views overlooking the town to the countryside beyond.





DIRECTIONS

SK23 0JW

COUNCIL TAX BAND

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

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

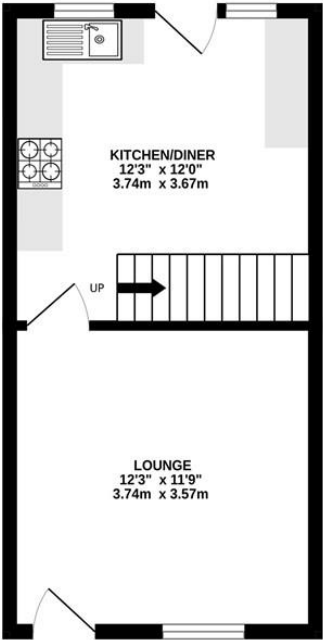
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

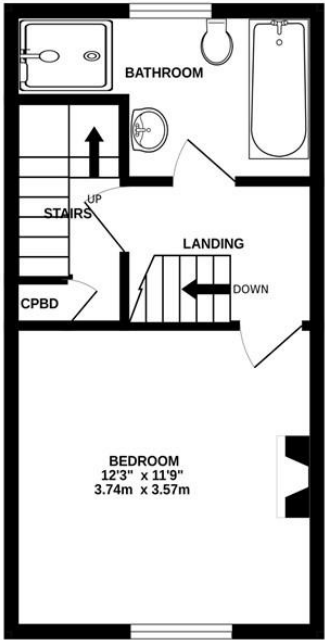
No

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.

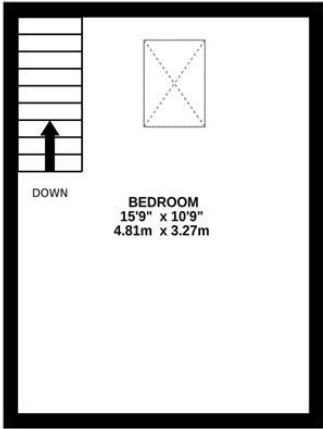
GROUND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



2ND FLOOR
193 sq.ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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