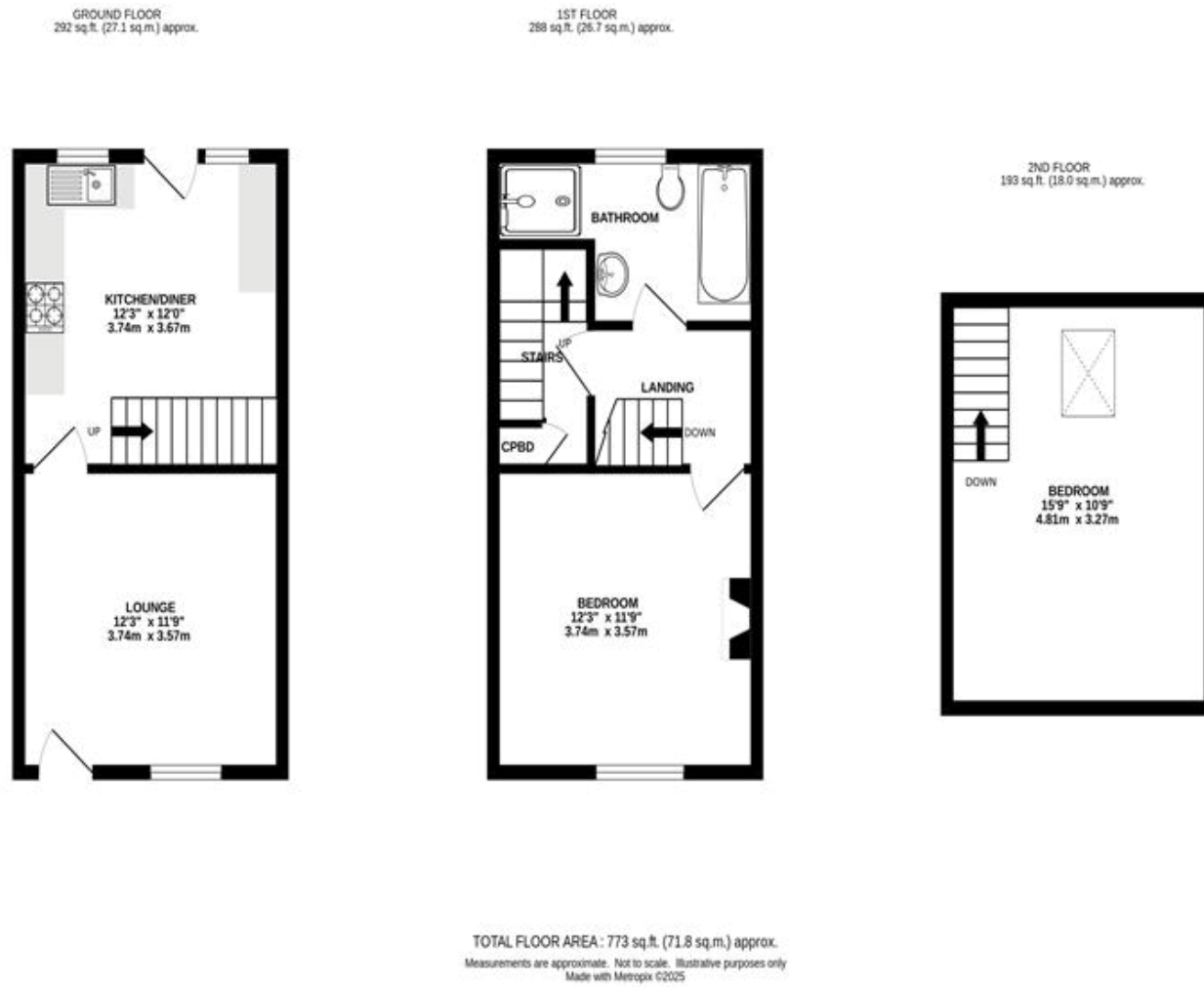


46 BURRFIELDS ROAD
Chapel-En-Le-Frith
£195,000



NOTICE
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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



GASCOIGNE HALMAN

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 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.

- Two Double Bedrooms
- Modern Kitchen and Bathroom
- Stone Built Cottage

- Enclosed Yard to Rear
- Convenient Location

£195,000

46 BURRFIELDS ROAD

Chapel-En-Le-Frith



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. 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. Externally there is an enclosed paved yard to the rear with timber storage 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 0JW for your Sat Nav

TENURE

FREEHOLD Subject to Verification by Solicitors
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: B

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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