



**GASCOIGNE
HALMAN**

Sovereign Way, Chapel-En-Le-Frith, High Peak
Asking Price £420,000

THE AREA'S LEADING ESTATE AGENCY



Situated in the sought-after Sovereign Way in Chapel-En-Le-Frith, this modern detached house is beautifully presented throughout and boasts four bedrooms, two bathrooms, and two reception rooms, offering ample space for comfortable living. The master bedroom features an ensuite for added convenience, and three bedrooms come with fitted wardrobes.

The property also includes a garage to the rear, an attractive rear garden perfect for outdoor relaxation, and is part of a popular development.

Conveniently located close to the footpath to Market Place, this residence offers both style and practicality. The Energy Performance Certificate rating is B, reflecting the efficiency of this well-maintained home. This property presents a fantastic opportunity for those seeking a modern and spacious family home in a desirable location.

Property details

- Modern Detached Home
- Four Bedrooms
- Ensuite to Master Bedroom
- Two Reception Rooms
- Garage to Rear
- Popular Development
- Beautifully Presented Throughout
- Attractive Rear Garden



About this property

In further detail, the accommodation on offer comprises an entrance porch opening into the hallway with downstairs WC off. The lounge has a window to the front and double glazed double doors opening onto the rear patio, the dining room is a dual aspect room looking out to the front a rear. The kitchen diner is a bright space with a range of modern, fitted wall base units with integrated appliances, plenty of space for a dining table and double glazed doors opening onto the patio.

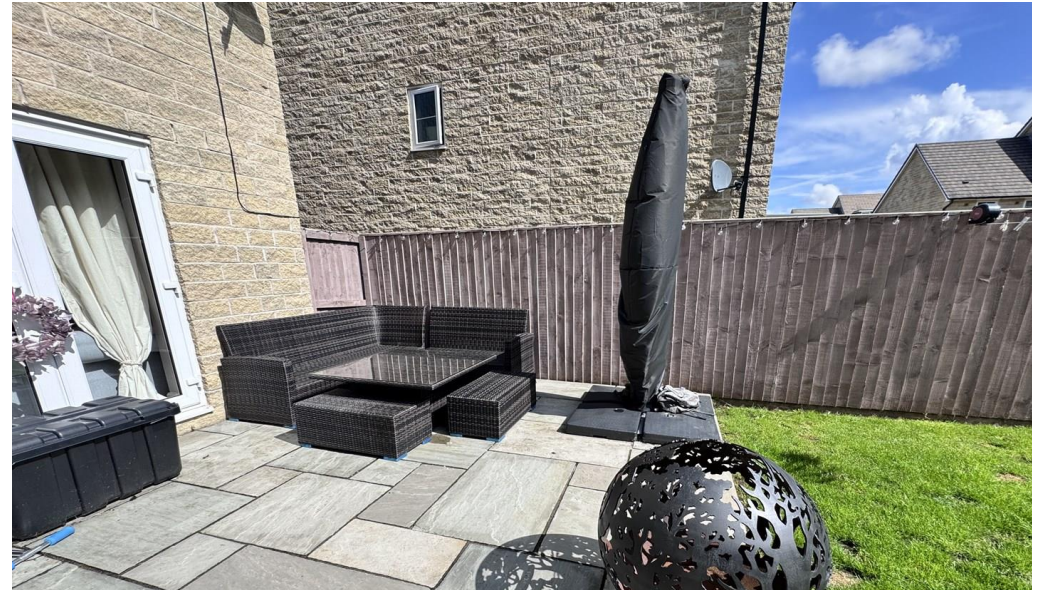
The first floor has the landing, master bedroom with a bank of fitted wardrobes with mirrored sliding doors and ensuite complete with WC, wash basin and shower cubicle with glass scree. Both bedrooms two and three look out to the front and have fitted wardrobes. Bedroom four overlooks the rear garden and these three bedrooms are served by the family bathroom comprising WC, wash basin and bath with shower over, glass screen and tiled splashbacks.

Externally there is a driveway to the rear providing off road parking and access to the detached garage. There is a rear garden enclosed by walling and timber fencing with a generous paved patio seating area, garden laid to lawn and timber shed.









DIRECTIONS

SK23 0RJ

COUNCIL TAX BAND

E

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		94 A
81-91	B	85 B	
69-80	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

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

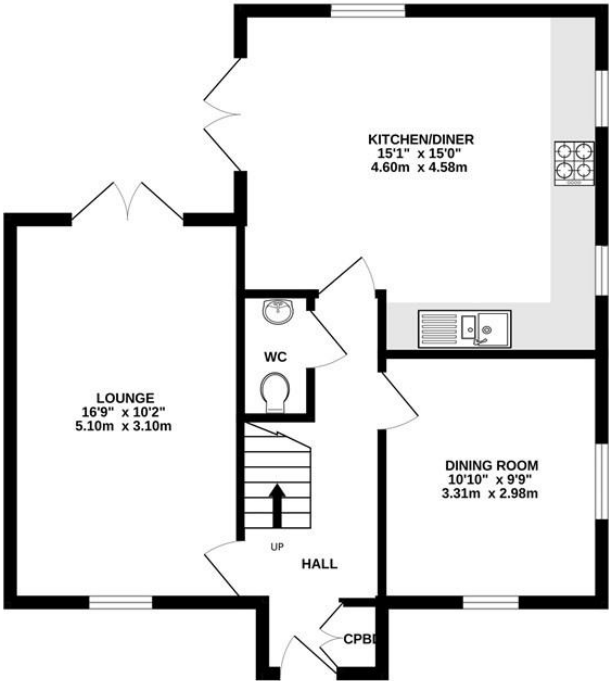
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

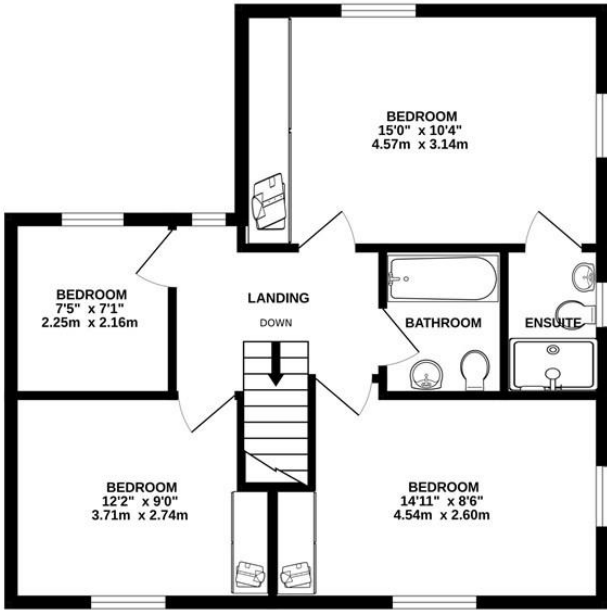
No

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GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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01298 813577 chapel@gascoignehalman.co.uk
27 Market Street, Chapel-En-Le-Frith, High Peak, SK23 0HP