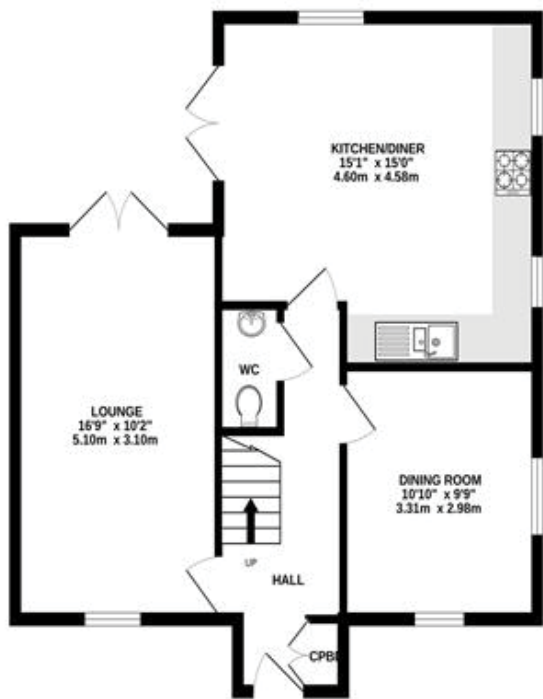
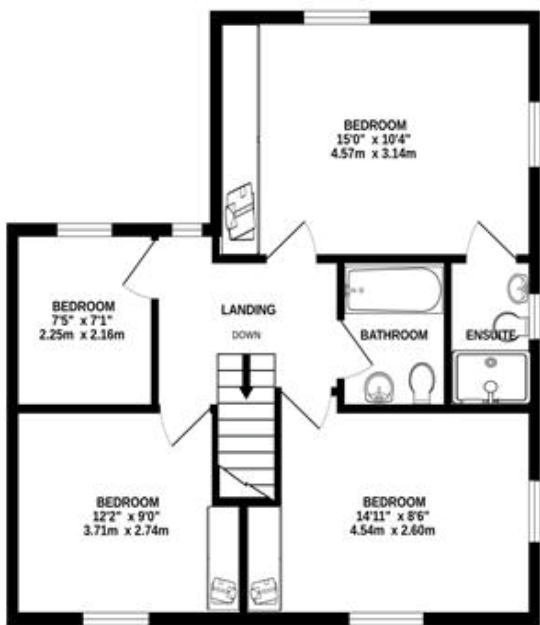


90 SOVEREIGN WAY
Chapel-En-Le-Frith
£420,000

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.
Made with Metropix ©2025



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..

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.

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

- Modern Detached Home
- Four Bedrooms
- Ensuite to Master Bedroom
- Two Reception Rooms

- Garage to Rear
- Popular Development
- Beautifully Presented Throughout
- Attractive Rear Garden

£420,000

90 SOVEREIGN WAY

Chapel-En-Le-Frith



DESCRIPTION

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.

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 0RJ for your Sat Nav

TENURE

LEASEHOLD Subject to Verification By Solicitors

SERVICES (NOT TESTED)

Not Tested By The Agent

LOCAL AUTHORITY

High Peak Borough Council. Council Tax Band: E

VIEWING

Strictly by appointment by the agent

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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