



**GASCOIGNE
HALMAN**

Grange Park Road, Chapel-En-Le-Frith, High Peak
Asking Price £260,000

THE AREA'S LEADING ESTATE AGENCY



Situated on Grange Park Road this well presented, three-bedroom semi-detached house offers a comfortable, well proportioned and inviting living space.

Upon entering, you are greeted by a well-presented interior featuring two reception rooms with log burning stove in the lounge. The modern bathroom adds a touch of luxury, while the outbuilding with WC provides convenience and practicality.

With off-road parking and well maintained gardens including an outside covered seating area, provide a peaceful outdoor retreat, perfect for enjoying the fresh air.

Conveniently located close to the Memorial Park, this home offers easy access to local amenities and green spaces.

Property details

- Three Bedroom Semi Detached
- Two Reception Rooms
- Well Presented Throughout
- Off Road Parking
- Modern Bathroom
- Outbuilding With WC
- Convenient Location



About this property

In a little more detail, the accommodation on offer comprises an entrance porch opening into the hallway giving access to the lounge with log burning stove and opening into the dining room with double glazed doors into the covered garden area. The kitchen has a range of fitted wall and base units with inset stainless steel sink and drainer, oven and hob and space for white goods. Off the kitchen is a small conservatory ideal for enjoying your morning coffee.

The first floor has the landing, modern bathroom suite complete with WC, wash basin and bath with shower over and attractive tiled splashbacks. The three bedrooms are all well proportioned with bedrooms one and two benefiting from fitted storage space.

Externally there is off road parking to the front on the gated driveway. The rear garden is a well maintained space with mature flowerbeds, paved patio seating area and outbuilding with WC, storage room and workshop/music room.









DIRECTIONS

SK23 0LQ

COUNCIL TAX BAND

B

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		
69-80	C		80 C
55-68	D	56 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?

No

SOURCES OF FLOODING

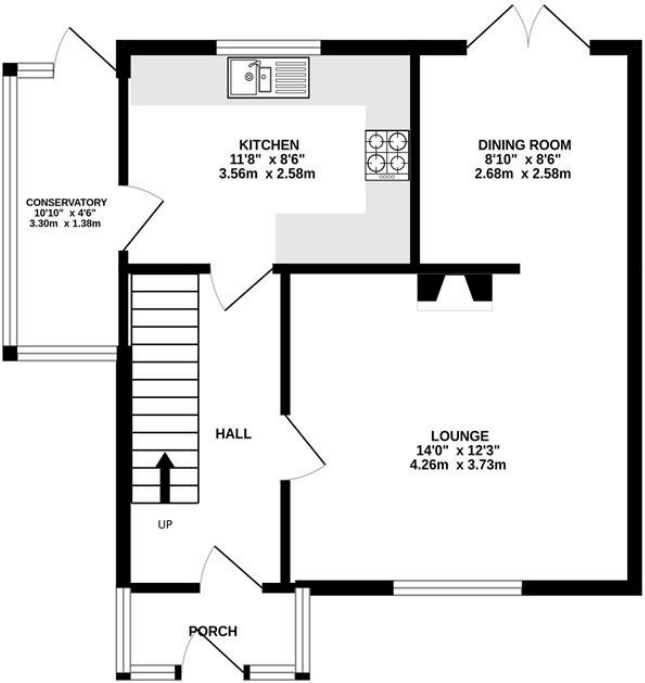
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

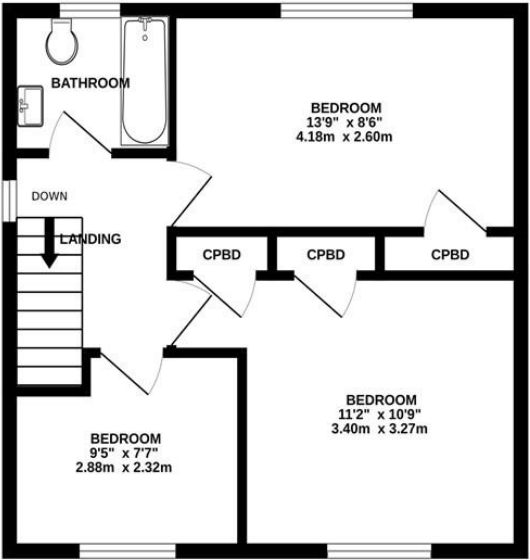
No

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
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



THE AREA'S LEADING ESTATE AGENCY

01298 813577 chapel@gascoignehalman.co.uk
27 Market Street, Chapel-En-Le-Frith, High Peak, SK23 0HP