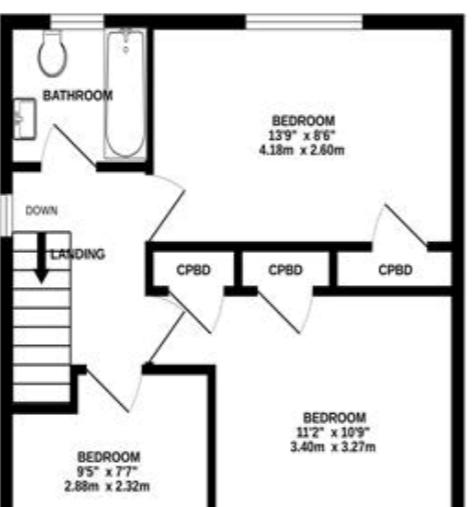


GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



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.
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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



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.



GASCOIGNE HALMAN

- Three Bedroom Semi Detached
- Two Reception Rooms
- Well Presented Throughout
- Off Road Parking

- Modern Bathroom
- Outbuilding With WC
- Convenient Location

£ 255,000

53 GRANGE PARK ROAD

Chapel-En-Le-Frith



DESCRIPTION

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.

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 0LQ for your Sat Nav

TENURE

Freehold, subject to verification via solicitors

SERVICES (NOT TESTED)

Not Tested

LOCAL AUTHORITY

High Peak Borough Council. Tax Band: B

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