



**GASCOIGNE
HALMAN**

Chapel-En-Le-Frith, High Peak
Asking Price
£450,000.00

THE AREA'S LEADING ESTATE AGENCY



Nestled in the corner of Fern Bank, this three-bedroom detached house offers a unique blend of convenience and tranquility. Situated on a large plot, this property boasts three receptions rooms, two large garages, and gardens to the side and rear, plenty of off road parking, providing ample space.

Backing onto fields, tucked away in a cul-de-sac location down a private lane, privacy and peace are assured.

In need of modernisation, this property presents a fantastic opportunity for those looking to add their personal touch and create their dream home. With a price guide of £450,000, this residence is a rare find in a sought-after location.

Property details

- Convenient Yet Secluded Location
- Three Bedroom Detached
- Three Reception Rooms
- Large Plot
- Two Garages
- In Need of Modernisation



About this property

In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor, a large dual aspect lounge with doors opening onto the rear, a dining room also overlooking the rear garden and a versatile third reception room ideal for use as a home office or snug. The kitchen has a range of fitted wall and base units and side access through to the porch/utility room with downstairs WC off.

The first floor houses the landing, bedroom one with a bank of fitted wardrobes and bedroom two and three both looking out towards the field at the back of the house. There is a separate WC and the family bathroom with wash basin and bath.

Externally the property really comes into its own. Sitting on a generous plot, there is off road parking for numerous vehicles and two large garages to the front. There are gardens mainly laid to lawn, flanked by mature trees and shrubs to the sides and rear of the house. The private lane of Fern Bank is owned by the property up to the gated entrance to the house with access right for neighbouring properties.







DIRECTIONS

SK23 0JJ

COUNCIL TAX BAND

F

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

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?

Yes

SOURCES OF FLOODING

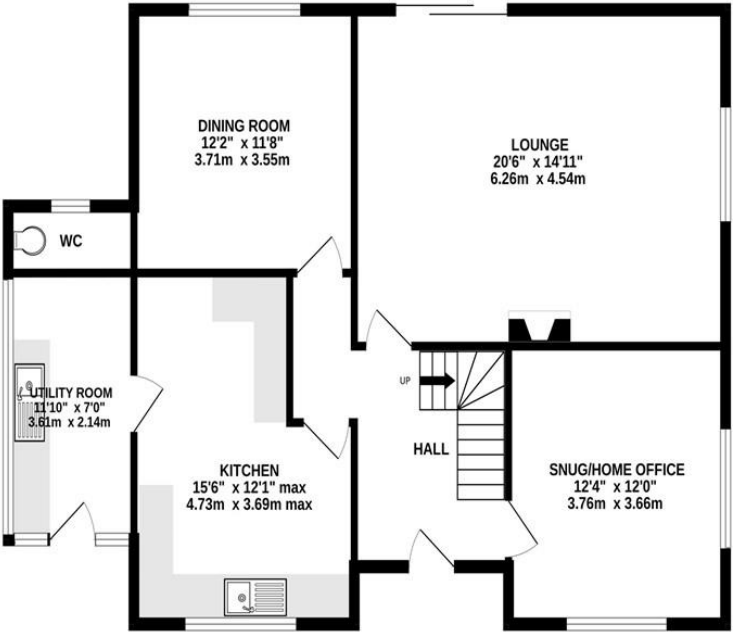
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

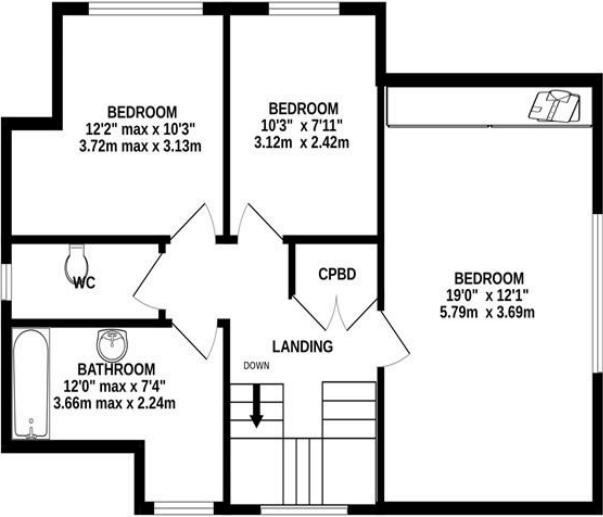
No

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GROUND FLOOR
967 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1619 sq.ft. (150.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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