



**GASCOIGNE
HALMAN**

Beresford Road, Chapel-En-Le-Frith, High Peak
Asking Price £280,000

THE AREA'S LEADING ESTATE AGENCY



Situated on Beresford Road this old yet beautifully maintained semi-detached house boasts three bedrooms, a stylish bathroom, and two inviting reception rooms.

This property offers a comfortable living space with modern amenities. The home features an extension to the rear, a detached garage, and off-road parking, providing convenience and practicality.

With a tastefully presented interior and a cozy log burner in the lounge, this property exudes warmth and character throughout. Its prime location offers easy access to local schools, shops, and amenities, making it an ideal choice for families looking for a well-connected home.

Property details

- Extended to Rear
- Three Bedroom Semi Detached
- Detached Garage
- Two Reception Rooms
- Downstairs WC
- Well Presented Throughout
- Off Road Parking
- Convenient Location for Schools and Shops



About this property

In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor, lounge diner with double glazed bay window to the front and log burning stove, the kitchen has a range of fitted wall and base units and useful pantry with doorway through to the downstairs WC. A sliding door opens into the rear extension which makes a huge difference to the living space creating a generous sitting room with double glazed doors opening into the garden.

The first floor houses the landing, bedroom one with double glazed window to the front and fitted wardrobes, bedroom two and three look out to the rear over the town and all bedrooms are served by the family bathroom which is a modern space including WC and wash basin in vanity unit and bath with shower over and glass screen, all complimented by tiled splashbacks.

Externally there is block paved off road parking to the front and leading down the side of the house to the detached garage with electric roller door to the front. The garden itself is mainly laid to lawn, flanked by hedging and timber fencing and there is a private stone paved patio to the rear.







DIRECTIONS

SK23 0NY

COUNCIL TAX BAND

C

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?

No

SOURCES OF FLOODING

Ask Agent

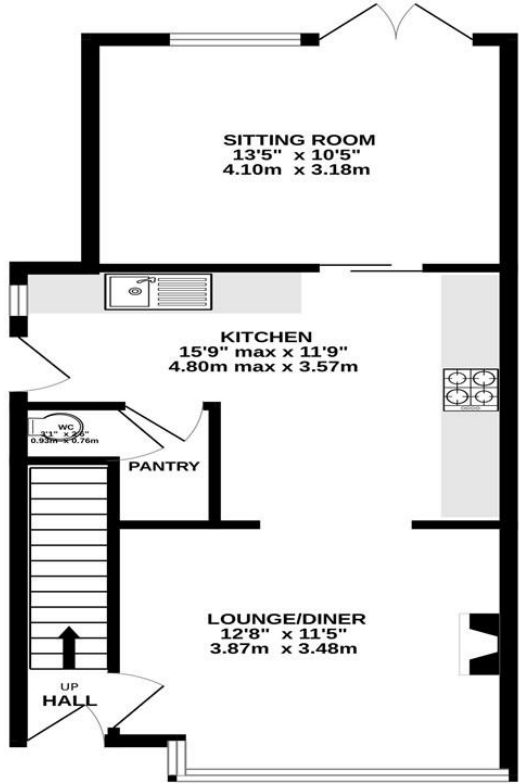
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

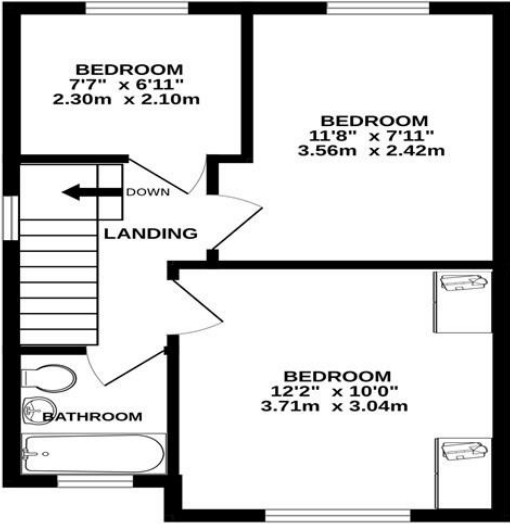
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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