



**GASCOIGNE
HALMAN**

Portland Grove, Chinley, High Peak
£250,000.00

THE AREA'S LEADING ESTATE AGENCY



Situated on Portland Grove in Chinley, this charming freehold property is now available for sale. This stone-built mid-terrace house boasts three generous bedrooms, ideal for a growing family or those seeking extra space.

The property features a modern bathroom, a spacious reception room, and a delightful kitchen diner. With off-road parking available, convenience is at the forefront of this home.

Enjoy beautiful views to the front of the property and take advantage of the close proximity to local shops, cafes, and the nearby station. There is easy access to local walks to Cracken Edge and Eccles Pike, making this property an ideal choice for those seeking a blend of comfort and outdoor adventure.

Property details

- Stone Built Mid Terrace
- Three Bedrooms
- Off Road Parking
- Kitchen Diner
- Beautiful Views to the Front
- Close to Local Shops and Cafes
- Close to Station



About this property

In a little more detail, the accommodation on offer is entered into a vestibule providing space for cloaks storage, an attractive lounge with double glazed window to the front and doorway through to the kitchen diner with a range of fitted wall and base units, integrated fridge freezer, oven and hob and inset stainless steel sink and drainer. There is space for white goods and a dining table.

The first floor houses bedroom one looking out to the front, bedroom two overlooking the rear and the family bathroom comprising WC, wash basin and bath with shower over and tiled splashbacks. Bedroom three is on the second floor with a dormer window to the front offering great views up to Eccles Pike and access to an eaves storage space.

Externally there is a small garden to the front and a tarmac garden to the rear which is gated and can be used for off road parking.





DIRECTIONS

SK23 6AD

COUNCIL TAX BAND

B

TENURE

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		85 B
69-80	C	70 C	
55-68	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

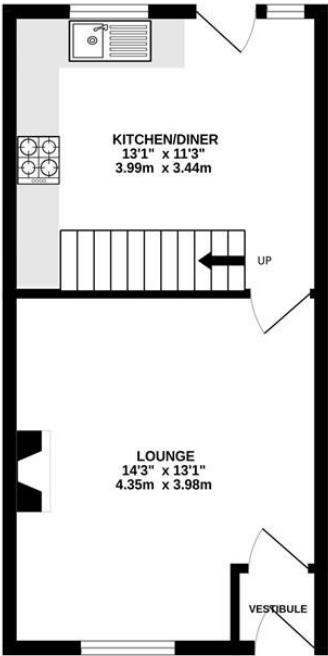
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

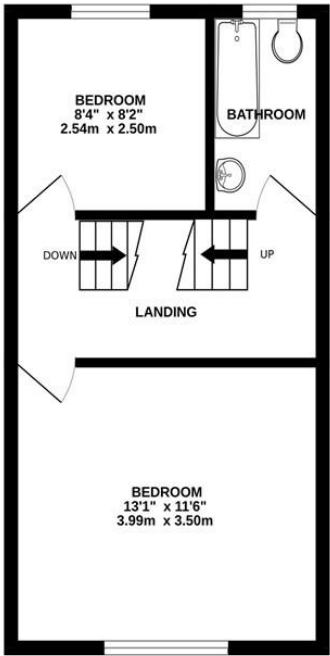
No

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.

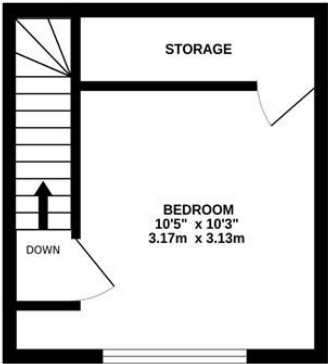
GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



2ND FLOOR
182 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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