



**GASCOIGNE
HALMAN**

Chinley, High Peak
Asking Price £425,000

THE AREA'S LEADING ESTATE AGENCY



Situated in the charming village of Chinley, this impressive and substantial stone-built cottage boasting blend of traditional charm and modern convenience.

Upon entering, you are greeted with a beautifully presented interior that features five spacious bedrooms, three bathrooms, and two reception rooms ideal for entertaining guests. The kitchen diner is perfect for family meals and gatherings. The master bedroom comes with an ensuite for added comfort.

Enjoy picturesque views to the rear of the property from the first floor bedrooms. The property is conveniently located close to village centre amenities, providing easy access to everyday conveniences. Including local shops, cafes and train station.

Additional highlights of this property include a downstairs shower room, utility room, and the benefit of no chain.

Property details

- Stone Built Cottage
- Beautifully Presented Throughout
- Five Double Bedrooms
- Two Reception Rooms and Kitchen Diner
- Ensuite to Master Bedroom
- Views to the Rear
- Close to Village Centre Amenities
- Downstairs Shower Room and Utility
- No Chain



About this property

In a little more detail, the accommodation on offer is entered from the vestibule into an impressive hallway with switchback staircase leading to the first floor. The lounge dining room has a dual aspect with windows to both the front and rear, ceiling beams, feature fireplace and wood flooring. The sitting room looks out to the front and includes a useful storage cupboard. There is a spacious kitchen diner which has a range of fitted wall and base units with under unit lighting, space for a range cooker, integrated appliances and breakfast bar. Completing the ground floor, off the hallway, there is a downstairs WC, utility room and shower room with shower cubicle and wash basin.

The first floor has the landing, bedroom one looking out to the front with a Juliette balcony and ensuite with WC, wash basin and freestanding bath. There are four further double bedrooms with views up to Eccles Pike to the rear. These are served by the family bathroom comprising WC, wash basin, shower cubicle with glass screen, separate bath and tiled splashbacks.

Externally there is a lane to the front owned by the property and space there to park one vehicle.











DIRECTIONS

SK23 6BB

COUNCIL TAX BAND

TENURE

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

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

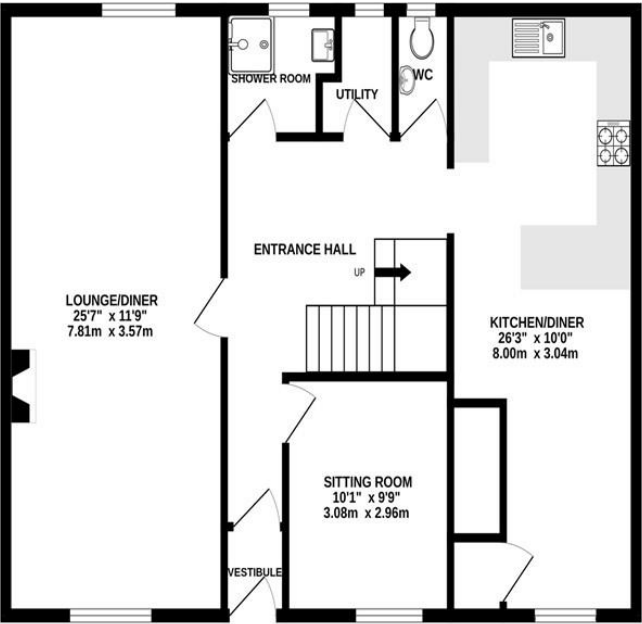
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

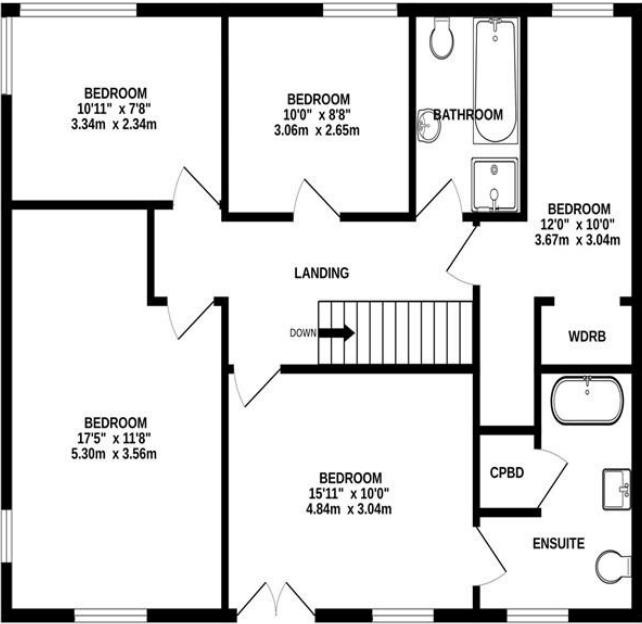
No

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GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
866 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 1729 sq.ft. (160.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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