



**GASCOIGNE
HALMAN**

The Bungalow, Eccles Fold, Chapel-En-Le-Frith, High Peak
Asking Price £135,000

THE AREA'S LEADING ESTATE AGENCY



Situated in Eccles Fold Chapel-En-Le-Frith, this charming two-bedroom bungalow offers a peaceful retreat for those over 55. Sold as a 70% shared ownership opportunity, this home presents a fantastic chance for a cozy and affordable lifestyle. Boasting a modern bathroom, a private patio and communal garden, and convenient off-road parking, this property is ideal for those seeking comfort and tranquility. The property features a reception room with doors opening onto the rear patio. Nestled in a cul-de-sac location, residents can enjoy a quiet and private living environment.

Property details

- Two Bedroom Bungalow
- 70% Shared Ownership
- Over 55's Only
- Communal Garden
- Off Road Parking
- Cul de Sac Location
- Modern Bathroom



About this property

In a little more detail, the property includes an entrance hallway with useful storage cupboard, a modern bathroom suite comprising WC, wash basin and walk in shower cubicle with glass screen. Bedroom two looks out to the front and bedroom one looks out over the communal garden to the rear and includes fitted wardrobes. The lounge has double glazed doors opening onto the rear patio and an attractive feature fireplace. The kitchen is equipped with a range of fitted wall and base units and integrated electric oven and gas hob. There is also a breakfast bar and space for white goods.

Externally there is a small garden to the front and driveway providing off road parking. To the rear, there is a private paved patio leading on to the communal garden which is mainly laid to lawn with well established flower beds, shrubs and trees.





DIRECTIONS

SK23 9TJ

COUNCIL TAX BAND

B

TENURE

Leasehold

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		
69-80	C	69 C	77 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

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Yes

SOURCES OF FLOODING

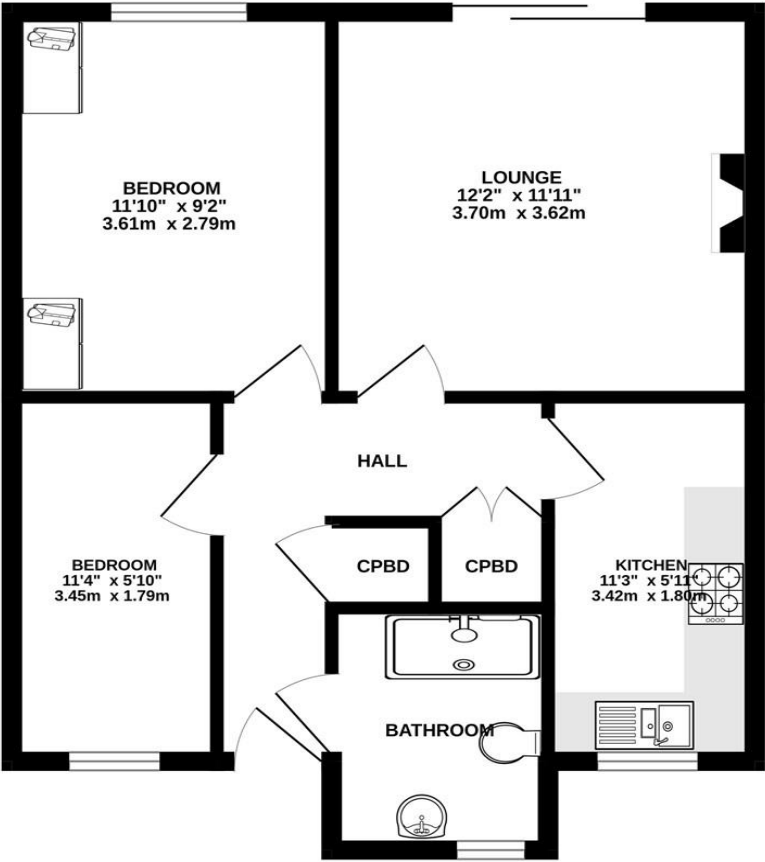
Ask Agent

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
506 sq.ft. (47.0 sq.m.) approx.





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