



**GASCOIGNE
HALMAN**

Rowton Grange Road, Chapel-En-Le-Frith, High Peak
Asking Price £260,000

THE AREA'S LEADING ESTATE AGENCY



Situated on Rowton Grange Road, three-bedroom semi-detached house offers a comfortable living space with two receptions. The well-maintained, low maintenance garden to the rear and attached garage and workshop offer convenience and additional storage options.

Conveniently located near the High School and Train Station, as well as being within easy reach of the town centre, this property offers both accessibility and a peaceful residential setting. The modern bathroom compliments the three bedrooms with bedroom two having views up to Castle Naze to the rear.

Property details

- Three Bedroom Semi Detached
- Attached Garage and Workshop
- Off Road Parking
- Garden to Rear
- Convenient for High School and Train Station
- Easy Reach of Town Centre



About this property

In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor. The lounge looks out to the front, has a fireplace and opening into the dining room which has double glazed doors opening into the garden. The kitchen has a range of fitted wall and base units, under stairs storage cupboard and doorway into the garage and workshop.

The first floor houses the three bedrooms with bedroom two and three looking out to the rear up to Castle Naze and bedroom one overlooking the street to the front. The family bathroom comprises WC, wash basin and shower cubicle with glass screen complimented by tiled walls and floor.

Externally there is a garden to the front and driveway providing off road parking and access to the attached garage via up and over door to the front. There is a workshop to the rear of the garage which opens into the garden with raised flowerbeds and paved seating areas all enclosed by timber fencing.





DIRECTIONS

SK23 0LE

COUNCIL TAX BAND

C

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		84 B
69-80	C		
55-68	D	65 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

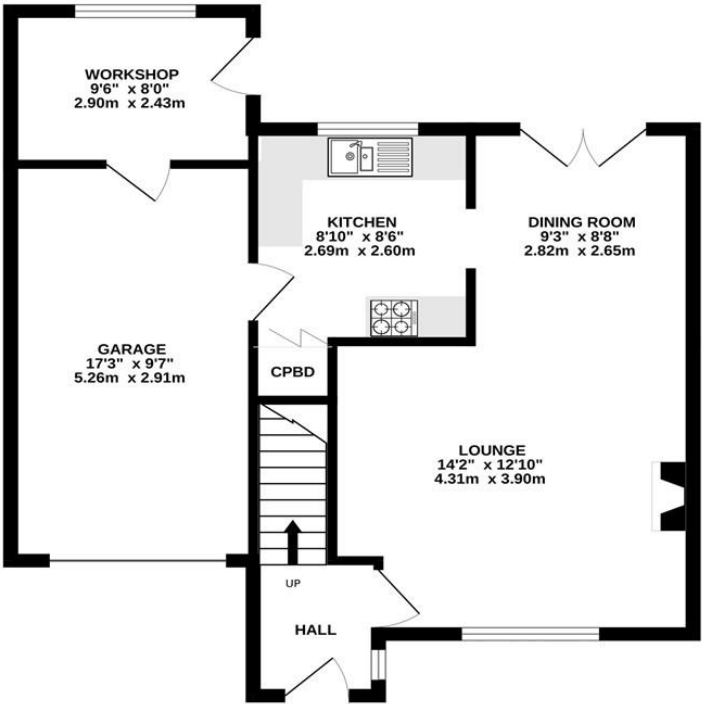
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

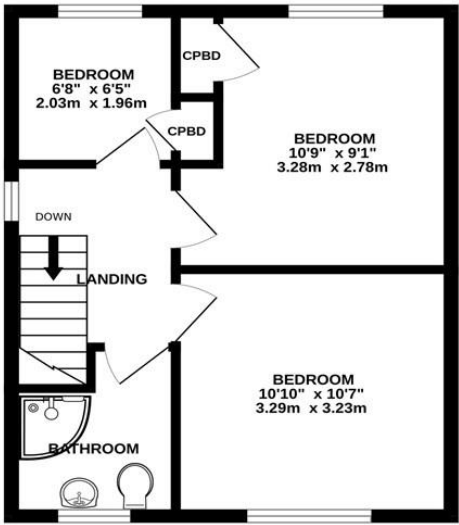
No

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GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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