



**GASCOIGNE
HALMAN**

Long Lane, Chapel-En-Le-Frith, High Peak
Asking Price £499,950

THE AREA'S LEADING ESTATE AGENCY



Situated on Long Lane in Chapel-En-Le-Frith, this charming property offers a classic, period appeal including high ceilings and original internal doors and architraves, blended with contemporary features including the modern kitchen and bathroom. Featuring four bedrooms, and impressive bathroom, and two reception rooms, this detached home offers ample space for comfortable living.

The property is beautifully presented throughout, with a particularly impressive kitchen family room that is perfect for both everyday living and entertaining guests. Spread over three floors, this deceptively spacious home also offers off-road parking for numerous vehicles.

Conveniently located, this property provides easy access to local amenities, transport including the train station and the local high school.

Property details

- Four Bedroom Detached Home
- Deceptively Spacious
- Beautifully Presented Throughout
- Impressive Kitchen Family Room
- Accommodation Over Three Floors
- Off Road Parking for Numerous Vehicles
- Convenient Location
- Viewing Recommended



About this property

In a little more detail, the accommodation on offer comprises a spacious, bright entrance hallway with staircase leading to the first floor. The lounge is a dual aspect room with gas fire in feature fireplace and looks out to the front. The beautiful kitchen family room has a range of fitted wall and base units in a Shaker style with matching worktops and upstands along with integrated appliances and breakfast bar. The kitchen opens into the family room which includes a double glazed window to the rear overlooking the rear garden and fireplace with log burning stove. To the rear of the kitchen is a porch, ideal for cloaks storage and a utility room with plumbing for washing machine and downstairs WC.

The first floor as the large landing with staircase to the second floor and two windows to the side, bedrooms one and four overlooking the front garden, bedroom two looking out to the rear garden and the impressive bathroom which includes a feature window to the rear WC, wash basin, corner shower cubicle with glass enclosure and free standing bath with tiled walls and flooring.

The second floor has a landing which could be used as a study area and doorway through to bedroom four which has useful storage cupboards and drawers and double glazed skylight window to the rear with views up to Castle Naze.

Externally there is a driveway providing plenty of off road parking and a garden to the front. To the rear, there is an enclosed garden with paved patio seating area leading onto a lawned area extending to the rear and side of the house, flanked by well established flowerbeds.









DIRECTIONS

SK23 0TF

COUNCIL TAX BAND

E

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		81 B
69-80	C		
55-68	D	55 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

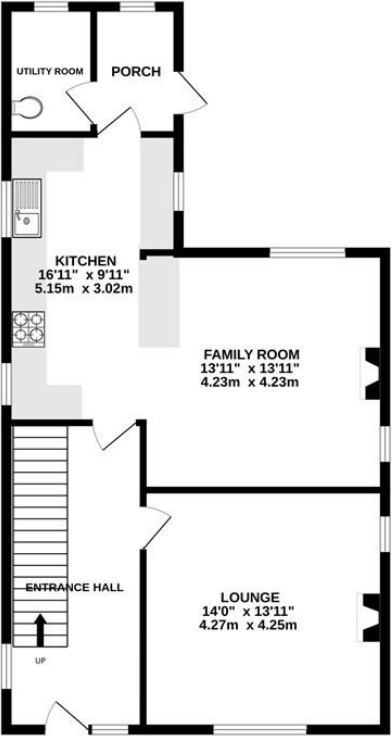
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

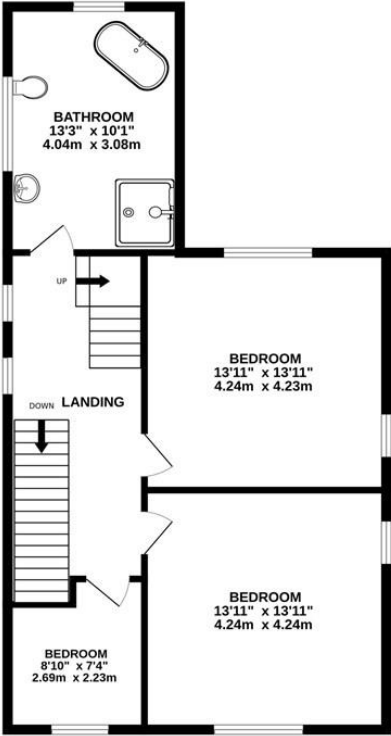
No

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.

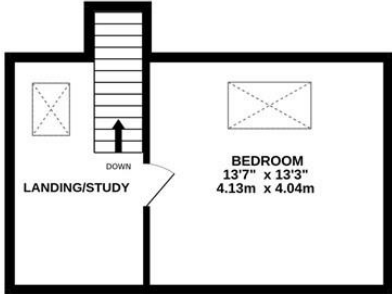
GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



2ND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 1804 sq.ft. (167.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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