



**GASCOIGNE
HALMAN**

Links Road, Chapel-En-Le-Frith, High Peak
£230,000.00

THE AREA'S LEADING ESTATE AGENCY



An extended three bedroom semi detached home in a popular location. The property sits in a convenient location within easy reach of the high school and town centre, as well as being only a 5-10 minute walk to the train station.

The property has been extended to the rear creating a generous dining room and kitchen which compliments the lounge on the ground floor. The first floor houses three well proportioned bedrooms along with the family bathroom.

Externally there is a driveway to the front leading to the detached garage at the rear where you will also find the low maintenance enclosed garden.

Property details

- Three Bedroom Semi Detached
- Extended to Rear
- Detached Garage
- Off Road Parking
- Close to High School
- Popular Location



About this property

In a little more detail, the accommodation on offer comprises a porch opening into the hallway with staircase leading to the first floor. The lounge has laminate flooring, fireplace and is open to the dining looking out over the rear garden. The kitchen has a range of fitted wall and base units, range cooker and space for white goods.

The first floor has the landing, family bathroom complete with WC, wash basin and bath with tiled splashbacks. Bedroom two looks out to the rear and bedroom one and three look out over the street at the front.

Externally there is a small garden to the front and driveway providing off road parking and leading down the side of the house to the detached garage at the rear accessed via up and over door to the front. The rear garden is a low maintenance paved space, enclosed by timber fencing and has a side access door into the garage.



DIRECTIONS

SK23 9TX

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		86 B
69-80	C	71 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

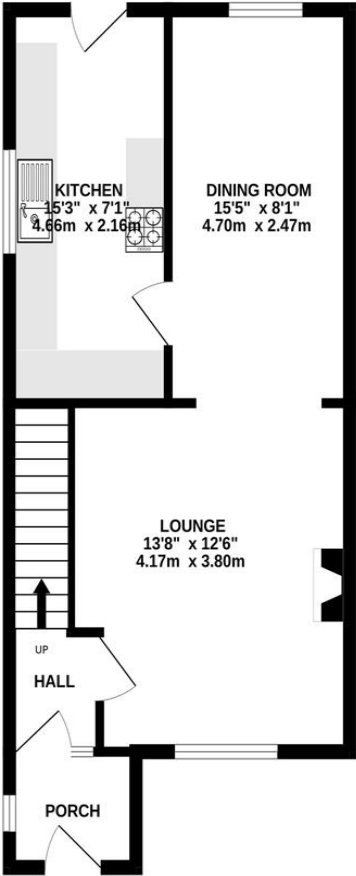
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

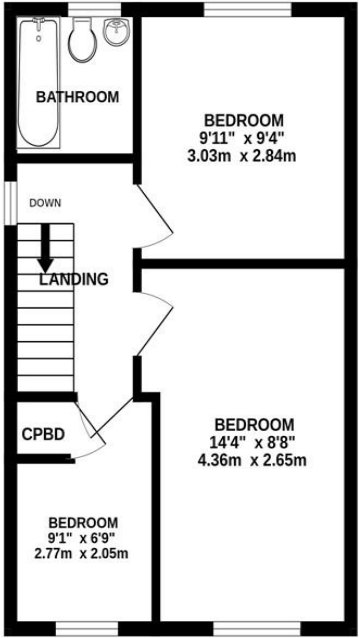
No

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GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.





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01298 813577 chapel@gascoignehalman.co.uk
27 Market Street, Chapel-En-Le-Frith, High Peak, SK23 0HP