



**GASCOIGNE
HALMAN**

Warmbrook Road, Chapel-En-Le-Frith, High Peak
Asking Price £269,950

THE AREA'S LEADING ESTATE AGENCY



A well presented semi detached home in a popular location with detached garage and open plan kitchen diner.

The accommodation comprises three well-proportioned bedrooms with views to the rear over the town and to the countryside beyond. There is a modern bathroom, complemented by the open plan kitchen diner and lounge.

Positioned in a convenient location close to a primary school, and the town centre amenities including local shops and cafes.

Property details

- Three Bedroom Semi Detached
- Open Plan Kitchen Diner
- Detached Garage
- Off Road Parking
- Convenient Location
- First Floor Views to the Rear
- Beautifully Presented Throughout



About this property

In a little more detail, the accommodation comprises a porch opening into the entrance hallway with staircase leading to the first floor, the lounge has a double glazed bow fronted window to the front and feature fireplace. The kitchen dining room has double glazed doors opening into the rear garden, a fireplace and a range of modern, fitted wall and base units with integrated appliances and wood effect worktops over.

The first floor houses the landing, bedroom one with fitted wardrobes and views to the rear, bedroom two and three looking out to the front and the family bathroom comprising WC, wall mounted wash basin, bath and separate shower cubicle with glass enclosure, all complimented by tiled walls.

Externally there is off road parking to the front on the driveway which provides access to the detached garage at the rear with up and over door to the front and access door to the side. The rear garden has a paved seating area leading onto the lawn enclosed by timber fencing.







DIRECTIONS

SK23 0NL

COUNCIL TAX BAND

C

TENURE

Freehold

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

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

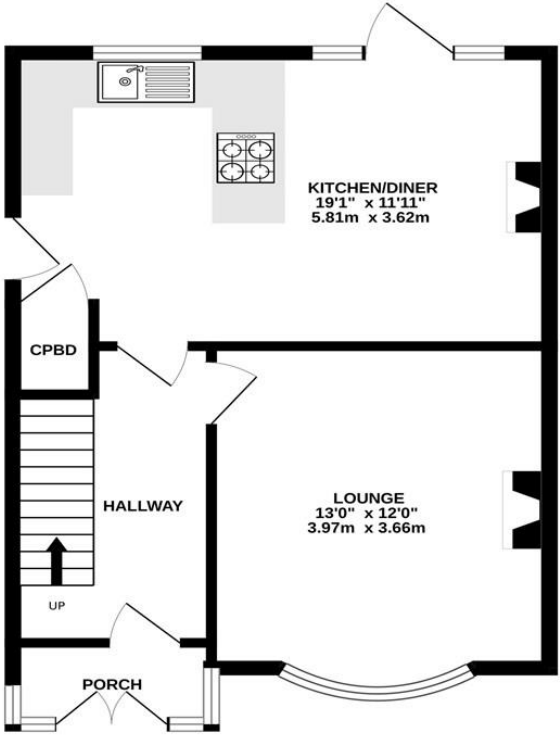
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

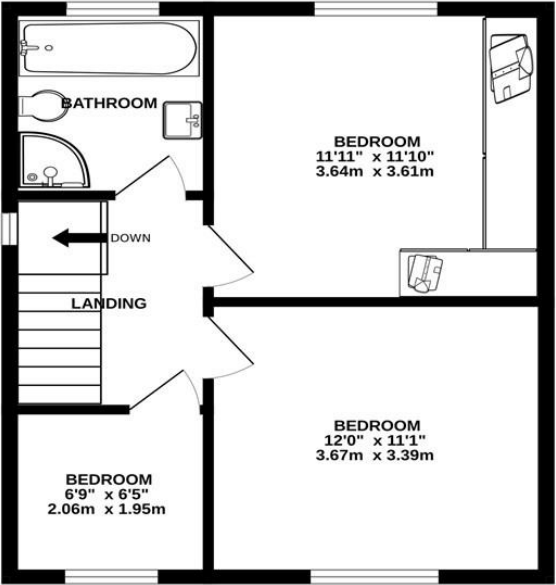
No

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
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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