



**GASCOIGNE  
HALMAN**

Danesway, Chapel-En-Le-Frith, High Peak  
**Asking Price**  
**£279,950.00**

THE AREA'S LEADING ESTATE AGENCY







Situated in a desirable cul-de-sac this charming three-bedroom semi-detached house offers an excellent opportunity for those seeking a comfortable family home. With three well proportioned bedrooms and modern family bathroom, and views to the rear over the town.

The accommodation comprises a spacious reception room and an open plan kitchen diner opening onto the garden. A utility room adds valuable additional space and functionality.

Externally, the property features off-road parking and an attached garage. The great rear garden offers a private outdoor space and includes paved seating area and lawned garden.

## Property details

- Three Bedroom Semi Detached
- Attached Garage
- Open Plan Kitchen Diner
- Cul de Sac Location
- Utility Room
- Convenient Town Centre Location
- Off Road Parking
- FREEHOLD
- Great Rear Garden



## About this property

In a little more detail, the accommodation on offer comprises an entrance porch opening into the lounge with staircase leading to the first floor and opening through to the kitchen diner which has a range of fitted wall and base units, including glass display units and integrated appliances with double doors opening onto the garden. Off the kitchen is a useful utility room with further storage units and plumbing for washing machine.

The first floor has the landing, bedroom one looking out to the front and with fitted wardrobes, the family bathroom including WC, wash basin and bath with shower over and glass screen, complimented by tiled splashbacks. Bedroom two and three look out to the rear with bedroom three having a useful storage cupboard.

Externally there is a driveway to the front providing off road parking and access to the garage via up and over door to the front. The rear garden has a paved patio seating area, enclosed patio outside of the kitchen dining room and a lawned area enclosed by timber fencing.













## DIRECTIONS

SK23 0RF

## 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 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

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

Ask Agent

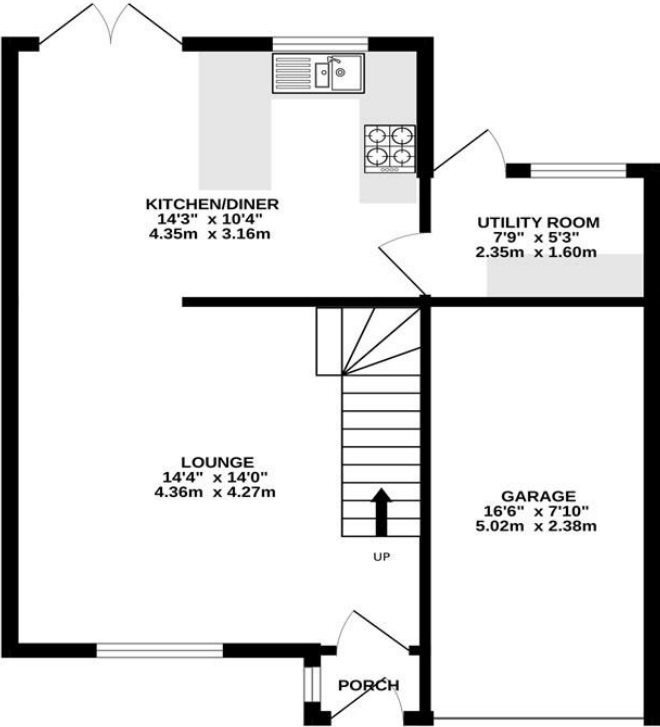
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

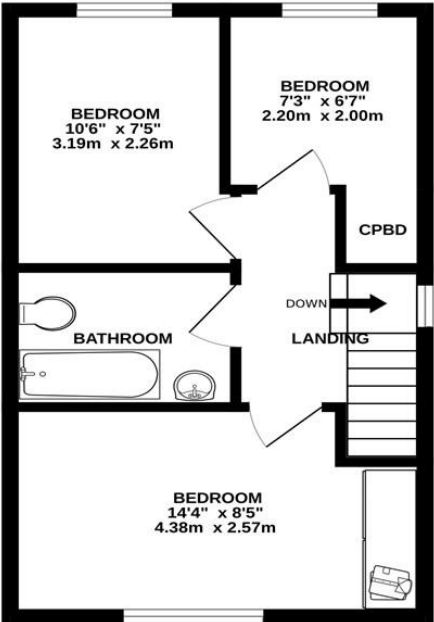
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GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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