



**GASCOIGNE  
HALMAN**

Marsh Way, Chapel-En-Le-Frith, High Peak  
**Asking Price £285,000**

THE AREA'S LEADING ESTATE AGENCY







Situated in the sought-after location of Marsh Way, Chapel-En-Le-Frith, this modern three-bedroom terraced house offers an excellent opportunity for buyers to purchase an efficient, ready to move in property.

The accommodation comprises three well-proportioned bedrooms, including a master bedroom with a contemporary ensuite shower room, complemented by a further modern family bathroom. The spacious reception room benefits from modern media wall with inset fire, creating a bright and inviting living space.

Externally, the property boasts a stunning, low maintenance landscaped garden, with summerhouse. Additional benefits include off-road parking, providing convenient and secure vehicle access.

The property is within easy reach of the town centre and has useful transport links nearby, as well as being convenient for access to the nearby countryside.

## Property details

- Modern Terrace Home
- Three Bedrooms
- Stunning Landscaped Garden
- Modern Fittings Throughout
- Ensuite to Master Bedroom
- Off Road Parking



## About this property

In a little more detail, the accommodation on offer comprises an entrance hallway with useful storage cupboard and downstairs WC. The kitchen diner has space for a dining table and a range of fitted wall and base units with integrated oven and hob with extractor above and space for white goods. The lounge is a beautiful space with double glazed doors opening onto the garden and a modern media wall with space for TV, oak mantel and inset fire.

The first floor has the landing with storage cupboard, bedroom one and three look out over the rear garden and with bedroom one having an ensuite shower room comprising WC, wash basin and shower cubicle with glass screen. Bedroom two looks out over the the front and the family bathroom includes a WC, wash basin and bath, all complimented by tiled splashbacks.

Externally there is block paved off road parking to the front for two vehicles side by side. The rear garden has undergone a considerable transformation with a decked seating area covered by a timber pergola outside of the lounge doors. This leads onto a stone paved area giving space for pot plants and steps up to a further paved area with summerhouse.













## DIRECTIONS

SK23 9AD

## 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		96 A
81-91	B	84 B	
69-80	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

Fibre to the premises

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

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

No

## SOURCES OF FLOODING

Ask Agent

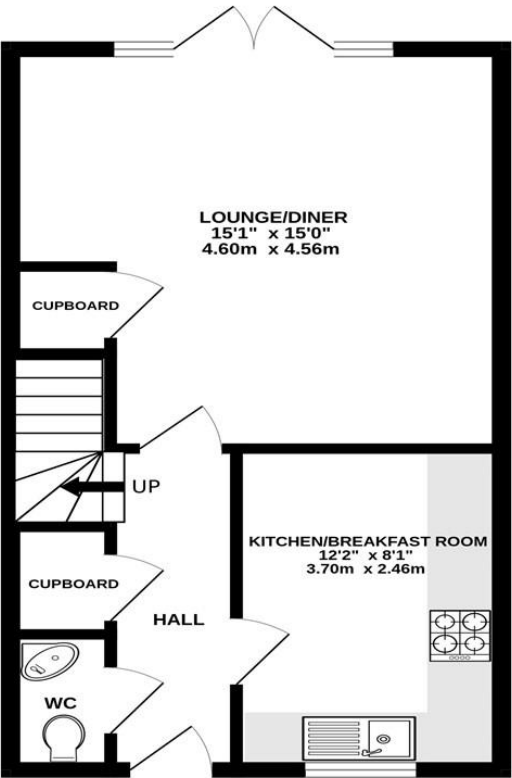
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

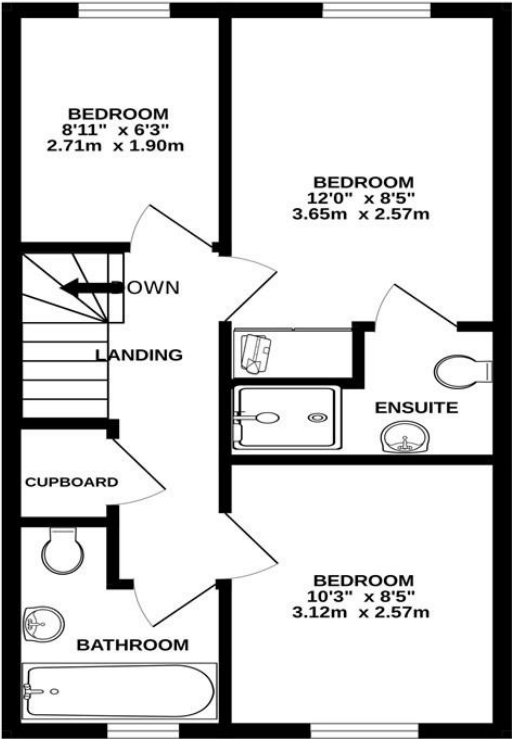
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GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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