



**GASCOIGNE  
HALMAN**

Frith View, Chapel-En-Le-Frith, High Peak  
**Asking Price £265,000**

THE AREA'S LEADING ESTATE AGENCY







A well presented three bedroom semi detached home in a popular residential location with beautiful views to the rear. The property offers three well proportioned bedrooms, all with fitted wardrobes, and an open plan lounge diner to the ground floor. This is a popular layout with the integral garage providing useful storage space with the ability to covert into additional living space, subject to relevant permissions. There is off road parking to the front and well maintained garden to the rear with views over the playing field and up to Combs Moss.

Situated in a convenient location, the property is within easy access of the High School and remains only a short walk into the town centre and train station on the Buxton to Manchester line.

## Property details

- Well Presented Semi Detached Home
- Three Bedrooms
- Integral Garage
- Popular and Versatile Layout
- Views to Combs Moss to the Rear
- Close to High School



## About this property

In a little more detail, the accommodation on offer comprises a spacious entrance hall with staircase leading to the first floor. This opens into the lounge dining room with double glazed window to the side, feature fireplace with gas fire and double glazed doors opening onto the garden to the rear. The kitchen has a range of solid wood wall and base units with worktops over and integrated appliances.

The first floor has the landing, bedroom one with fitted wardrobes and stunning views to the rear, bedroom two with fitted wardrobes looking out to the front of the property and bedroom three with fitted wardrobes and wash basin in vanity unit. The family bathroom is well equipped with a four piece suite comprising WC, wash basin, corner bath and shower cubicle with glass enclosure.

Externally there is a driveway to the front providing off road parking and access to the garage via roller door to the front. The rear garden has a paved patio seating area leading on to the well manicured garden with lawned garden, flowerbeds and gated access onto the footpath which takes you to the golf course.













## DIRECTIONS

SK23 9TT

## 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

Fibre to the premises

## 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

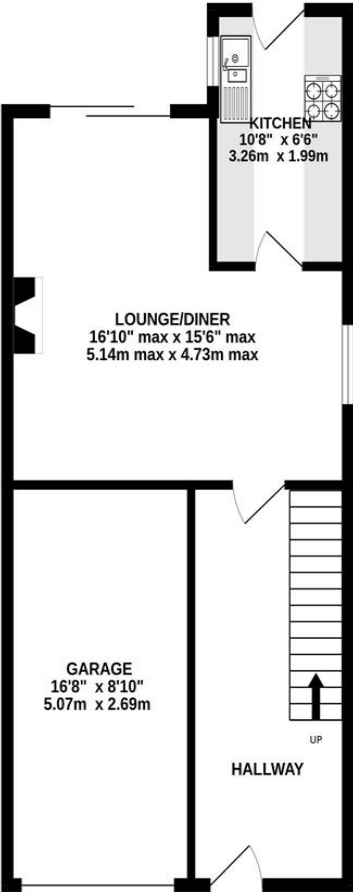
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

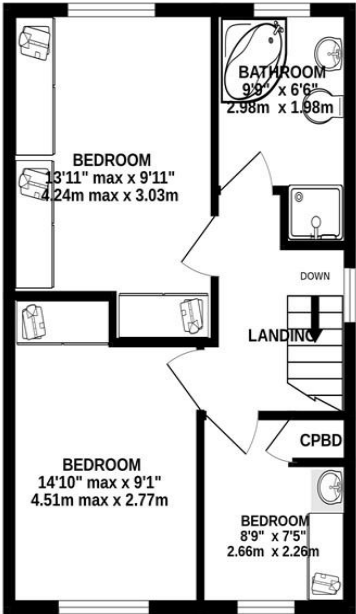
NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (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  
550 sq.ft. (51.1 sq.m.) approx.



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





THE AREA'S LEADING ESTATE AGENCY

01298 813577 [chapel@gascoignehalman.co.uk](mailto:chapel@gascoignehalman.co.uk)  
27 Market Street, Chapel-En-Le-Frith, High Peak, SK23 0HP