



- Modern Mews Property
- Three Bedrooms
- Downstairs WC
- Lounge/Dining Area
- Kitchen
- Bathroom
- Garden & Parking
- Sold As A 50% Share

39 Burrfields Road
High Peak, SK23 0JW

£125,000

A well presented three bedroom mid mews property, located close to the centre of Chapel-en-le-Frith. Being sold as a 50% share, the accommodation comprises of an entrance hall, downstairs WC, kitchen and a lounge/dining area. To the first floor there are three good sized bedrooms and a family bathroom. Externally to the front of the property there is a driveway providing off road parking, whilst to the rear there is an enclosed garden, laid with artificial turf and a flagged patio area. Rent, service/management charge and insurance £305.72 PCM. N.B Local connection restriction applies.

Ground Floor

Entrance Hall 10' 5" x 3' 3" (3.17m x 0.99m)

Radiator, stairs to first floor.

Downstairs WC 5' 7" x 3' 0" (1.70m x 0.91m)

Low level WC, wash basin, radiator, window to front.

Lounge/Dining Area 19' 8" x 13' 4" (5.99m x 4.06m)

Radiator, French doors to garden.

Kitchen 9' 6" x 6' 7" (2.89m x 2.01m)

Range of base and eye level units incorporating a sink and drainer, space for gas cooker with extractor over, space for fridge freezer, washing machine and dish washer, spot lighting, window to front.



First Floor

Landing

Radiator, access to loft area.

Bedroom One 13' 6" x 11' 10" (4.11m x 3.60m)

Radiator, storage cupboard, fitted wardrobes, windows to front.

Bedroom Two 9' 7" x 7' 5" (2.92m x 2.26m)

Radiator, swindow to rear.

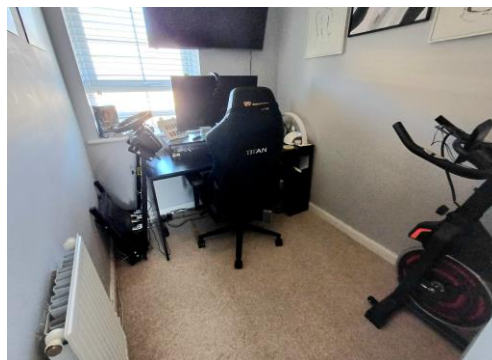
Bedroom Three 7' 1" x 5' 8" (2.16m x 1.73m)

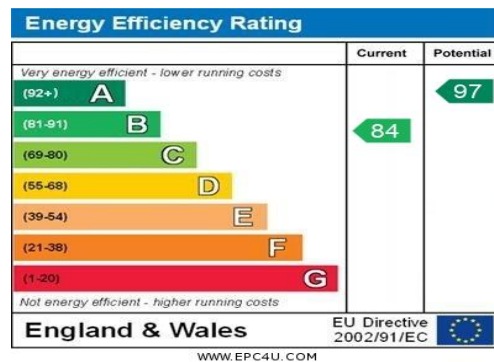
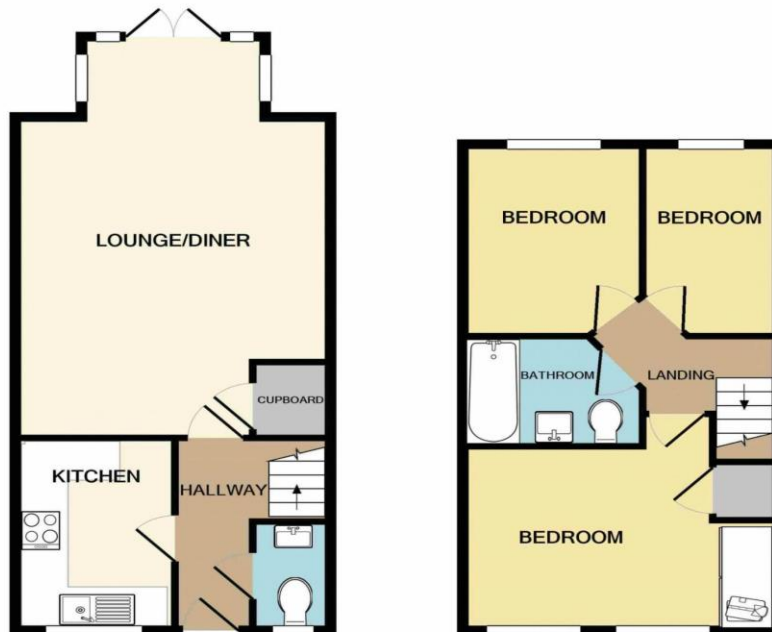
Radiator, window to rear.

Bathroom 7' 2" x 5' 6" (2.18m x 1.68m)
Low level WC, wash basin, panelled bath with shower over, towel radiator.

External

Externally to the front of the property there is a driveway providing off road parking, whilst to the rear there is an enclosed garden, laid with artificial turf and a flagged patio area.





Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details.

No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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