



Crowther|Key

SALES

£399,995

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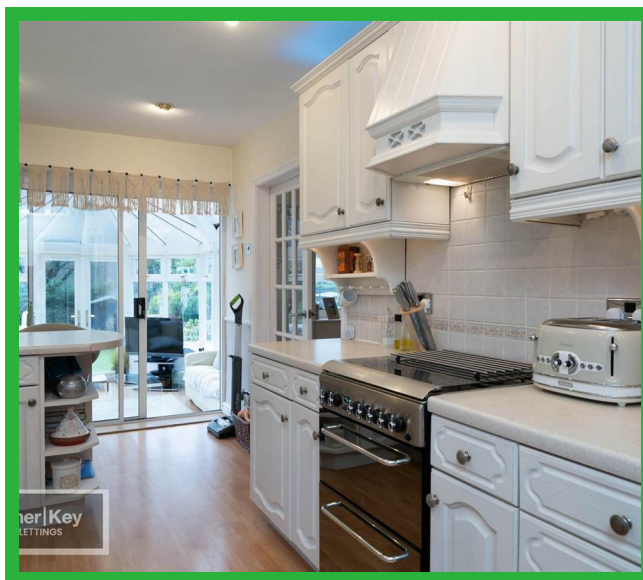
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95 Manchester Road
High Peak SK23 9TN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk



Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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NO ONWARD CHAIN!! Nestled in the sought-after area of Chapel-En-Le-Frith, this charming four-bedroom house on Manchester Road is set back from the main road by a tree lined grass verge and presents an exceptional opportunity for families and individuals alike. The property boasts a spacious layout, perfect for modern living, while retaining a warm and inviting atmosphere.

As you enter, you are greeted by a well-proportioned living space that flows seamlessly into the dining area, creating an ideal setting for both entertaining guests and enjoying quiet family evenings. The kitchen is functional and offers ample storage, making it a delightful space for culinary enthusiasts.

The four bedrooms are generously sized, providing comfortable retreats for all family members. Each room is filled with natural light, enhancing the overall sense of space and tranquility. The property also features a garage, offering convenient parking and additional storage options, together with ample off road parking. The property also boasts a lovely south facing rear garden with pond feature and paved patio area.

The property has recently had Voneus fibre broadband installed delivering up to 500Mbps.

Chapel-En-Le-Frith is renowned for its picturesque surroundings and strong community spirit. Residents can enjoy the benefits of local amenities, including shops, schools, and recreational facilities, all within easy reach. The area is well-connected, making it an excellent choice for commuters seeking a balance between rural charm and urban convenience.

This property is a rare find in a desirable location, making it an ideal choice for those looking to settle in a vibrant community. With its ample space, modern comforts, and proximity to local attractions, this house on Manchester Road is sure to impress. Do not miss the chance to make this delightful home your own.

Leasehold information - the £16.50 pa (fixed) is the only cost associated with the lease and if a purchaser wanted to secure a "Release" this can be acquired for £825

Hall
Hardwood front door, double radiator.

Separate W/C
Low flush W/C, wash hand basin in vanity unit and with storage above, radiator.

Kitchen (19ft x 8ft)
Floor units and round edged worktops, wall cupboards, inset sink unit, gas and electric cooker points, extractor hood, plumbing for dish washer, UPVC window, UPVC door to side, UPVC sliding door to conservatory.

Conservatory (18ft 5 x 15ft 'P' shaped)
UPVC windows, UPVC French doors, UPVC door, 2 double radiators.

Lounge (17ft x 11ft 5in)
UPVC Bay window, living flame gas fire, radiators.

Dining room (11ft 6in x 11ft 5in)
2 UPVC windows, radiator.

Bedroom (15ft x 11ft 3in)
Built in wardrobes, UPVC window, radiator.

Bedroom (10ft 7in x 8ft)
UPVC window, fitted wardrobes, radiator.

Bedroom (8ft 9in x 8ft)
UPVC window, radiator.

Bedroom (9ft 9in x 8ft 5in)
UPVC window, radiator, fitted wardrobes.

Bathroom
Paneled bath with shower and mixer taps, pedestal wash basin, low flush wc, electric heated towel radiator, UPVC windows.

Garage (19ft 1in x 12ft)
Worcester combi boiler on hive system, plumbing for washing machine, remote control up and over door, UPVC window.

Outside
Large rear garden and off road parking to the front.