



MISREPRESENTATION ACT 1967.

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NO ONWARD CHAIN - Set within an approximately 1-acre plot, 'The Homestead' is a promising property with an original main house and a versatile extension in a quiet location near Chapel-en-le-Frith's centre. In need of modernisation, the property features an entrance hallway, two reception rooms, a spacious dining kitchen, and a WC in the main house. The adjoining annex offers a kitchen/breakfast room, two double bedrooms, a WC, a shower room, and a porch/storage room. The first floor includes a balcony, three double bedrooms, a bathroom, and a separate WC. External amenities comprise two driveways, garages, and extensive lawned gardens.

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HALLWAY

UPVC door and window, access to the integral garage, and stairs to the first floor.

LIVING ROOM

16'11 x 12'10 (5.16m x 3.91m)

UPVC door and windows, radiator, tile effect flooring, and open to the dining kitchen.



DINING KITCHEN

23'8 x 10'7 (7.21m x 3.23m)

Dining kitchen
UPVC double glaze windows, fitted base units, stainless steel sink and drainer with a mixer tap up over, space for a cooker, plumbing for a washing machine, Built-in cupboard, tiled effect flooring and a partition wall to the dining area.



STUDIO / RECEPTION ROOM

21'11 x 9 (6.68m x 2.74m)

UPVC sliding doors and windows, stainless steel sink, fitted shelving and a radiator.



WC

UPVC double glazed window, WC, wash basin with a mixer tap over.

INTEGRAL GARAGE

15'6 x 7'10 (4.72m x 2.39m)

An up and over garage door, light and power.

INNER HALLWAY.

Radiator, built-in cupboard, and loft access.

KITCHEN/BREAKFAST ROOM

10'11 x 17'5 (3.33m x 5.31m)

UPVC door and windows, fitted base unit with a stainless steel sink, three built-in cupboards, one of which houses a gas central heating boiler, and a radiator.



BEDROOM ONE

11'5 x 20'8 (3.48m x 6.30m)

Two UPVC double glazed windows and radiators.



BEDROOM TWO

Two UPVC double glazed windows, built in wardrobes, and a radiator.



SHOWER ROOM

Timber framed windows, a walk-in shower cubicle with a chrome shower fitment over, pedestal wash basin with a mixer tap over, partially tiled walls, and tile effect flooring.

WC

Timber framed window, WC, and tile effect flooring

REAR PORCH

Timber door.

FIRST FLOOR LANDING

UPVC door giving access to the balcony, UPVC double glaze window, and loft access

BEDROOM THREE

17 x 11 (5.18m x 3.35m)

Two UPVC double glazed windows, radiator, and a built-in wardrobe.



BEDROOM FOUR

11'11 x 1'11 (3.63m x 0.58m)

Two UPVC double glazed windows, radiator, and a wardrobe.



BEDROOM FIVE

13 x 9 (minimum) (3.96m x 2.74m (minium))

UPVC double window window, built in wardrobe, wash basin, and a radiator.



BATHROOM

52 x 6 (1.57m x 1.83m)

UPVC double glaze window, bath with a mixer tap over, pedestal, wash basin with a mixer tap over, built in cupboard, partially tiled, walls, and tile effect flooring .



WC

UPVC double glaze window, WC, with a push flush, partially tiled, walls, and tile effect flooring .

EXTERIOR

Externally, there are two gated driveways, a detached garage (15'9 x 11'6), and expansive wrap-around gardens with mature plants, stone pathways, a veggie patch, a wildlife garden, two greenhouses, and a garden shed.