



52 Hayfield Road

Chapel-en-le-Frith, SK23 0JF

£275,000



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We are delighted to offer for sale this spacious three bedroom, two reception family home offering over 1,400 square feet of living accommodation. Superbly presented throughout with an excellent dining/kitchen with French doors leading out to the rear garden. The property benefits from sealed unit double glazing and gas fired central heating throughout and has useful cellar storage and a rear garden. Situated in a convenient central location within easy reach of the town's many amenities. Viewing is highly recommended.

DIRECTIONS

From our Buxton office bear right and right again at the Spring Gardens roundabout. Proceed along the bypass and travel straight across the first roundabout and bear left at the next two roundabouts and proceed out of Buxton on the A6. Proceed through Dove Holes and take the left hand slip road before the dual carriageway towards Chapel en le Frith. Proceed into Chapel en le Frith along Buxton Road which then becomes Market Street. Turn right into Hayfield Road and turn left to continue along this road. The property will be seen on the left hand side of the road where our For Sale board has been erected.

GROUND FLOOR

Entrance Vestibule

5'4" x 3'10" (1.63m x 1.17m)
With quarry tiled floor.

Entrance Hall

With double radiator and stairs to first floor.

Lounge

12'8" x 11'8" (3.86m x 3.56m)
With a feature open grate fireplace with decorative

tiled inset and decorative tiled hearth and wooden fireplace surround and mantel over. With dado rail, ceiling cornice, ceiling rose, double radiator, T.V., aerial point and sealed unit double glazed window to front.

Dining Room

14'5" x 13'10" (4.39m x 4.22m)

With recess stone fireplace with mantel over, incorporating a cast iron coal effect gas stove. With decorative ceiling cornice, dado rail and ceiling rose, single radiator and sealed unit double glazed window to the rear garden. Archway through into the dining/kitchen.

Dining/Kitchen

12'3" x 11'8" (3.73m x 3.56m)

Fitted with an excellent quality range of base and eye level units and working surfaces incorporating a single drainer stainless steel sink unit. With space for a fridge/freezer, space and plumbing for a washing machine and space and plumbing for a dishwasher. With two uPVC sealed unit double glazed windows to outside and uPVC sealed unit double glazed French doors leading to the rear garden. Door to cellar.

Store Room One

12'3" x 3'6" (3.73m x 1.07m)

With light and power.

Store Room Two

16'1" x 3'6" (4.90m x 1.07m)

With light and power and door to front.

LOWER GROUND FLOOR

Cellar

12'4" x 11'6" (3.76m x 3.51m)

With light and power and window to outside.

FIRST FLOOR

Landing

14'9" x 4'0" (4.50m x 1.22m)

With a range of built in floor to ceiling double wardrobes and loft access.

Bedroom One

14'7" x 13'11" (4.45m x 4.24m)

With feature cast iron fireplace with tiled inset and mantel over, single radiator and sealed unit double glazed window to rear.

Bedroom Two

12'10" x 11'10" (3.91m x 3.61m)

With feature cast iron fireplace with tiled inset. Sealed unit double glazed window and double radiator. Built in double wardrobe.

Bedroom Three

11'9" x 8'0" (3.58m x 2.44m)

With wood effect laminate flooring, single radiator and sealed unit double glazed window to front.

Bathroom

12'1" x 7'2" (3.68m x 2.18m)

Superbly fitted with a tiled bath, low level W.C., and pedestal wash hand basin. With enclosed shower unit

with multi jet shower and frosted sealed unit double glazed window to rear. Door to dressing room.

Dressing Room

12'1" x 4'5" (3.68m x 1.35m)

Single radiator, vanity area and frosted sealed unit double glazed window to outside.

OUTSIDE

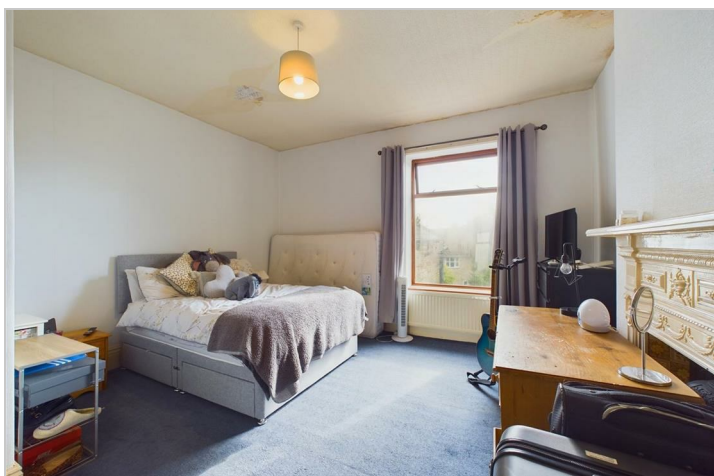
Garden

At the front of the property is a gated forecourt garden with a pathway, plants and shrubs. The rear garden is of excellent proportions and mainly flagged with a good sized raised garden area and enclosed by stone walls.

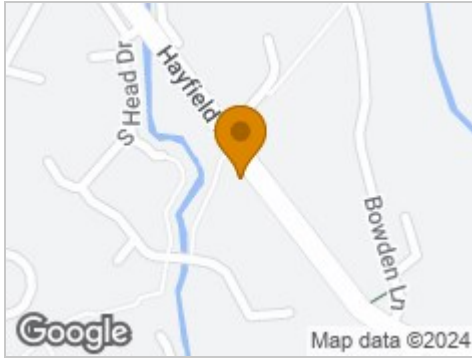
Shed

9'2" x 4'2" (2.79m x 1.27m)

With light and power, space and plumbing for a washing machine and wall mounted Worcester Bosch combi boiler.



Road Map



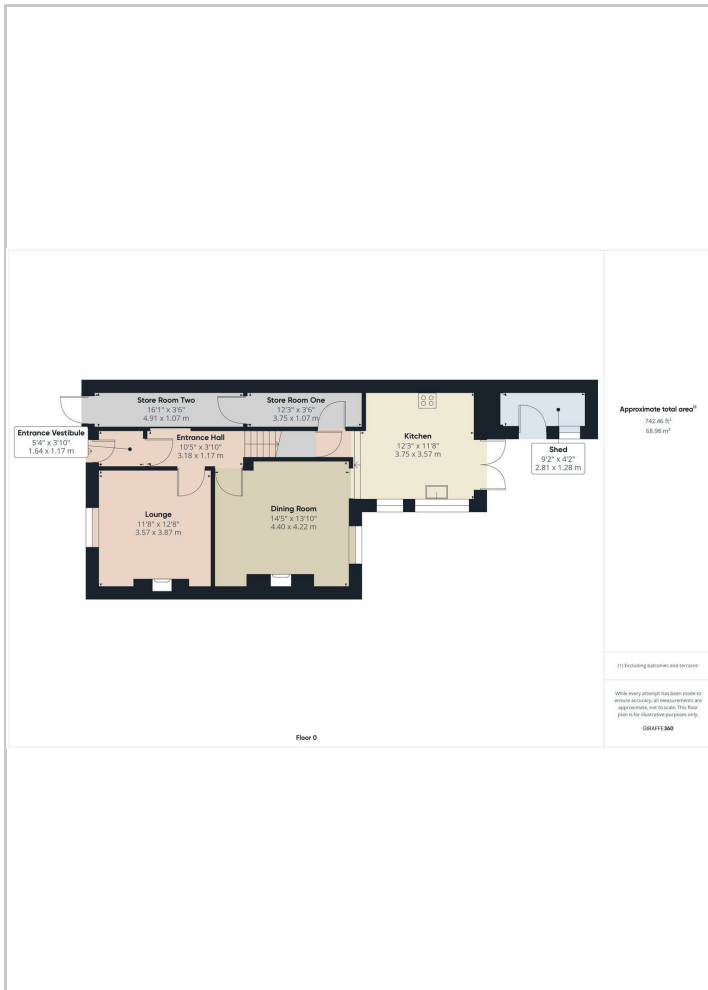
Hybrid Map



Terrain Map



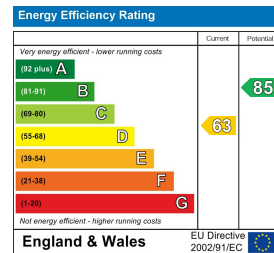
Floor Plans



Viewing

Please contact our Jon Mellor & Company Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Important Notice

Jon Mellor & Company, their solicitors and joint agents give notice that:

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