



## 2 Park Road Cottages Chapel En Le Frith



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## 2 Park Road Cottages

Chapel En Le Frith  
High Peak, SK23 0HA



Offers In The Region Of  
£150,000

### Living Room

Window to front. Two radiators. Insert log burning stove with sandstone surround.

### Kitchen Diner

Fitted with a range of wall and base units with drawers with worksurface over incorporating one and a half bowl sink with drainer. Space for four ring gas cooker and oven. Undercounter fridge and freezer with space and plumbing for washing machine. Wall cupboard housing the 'Valliant' gas combination boiler. Useful understairs storage cupboard. Rear door leading to back yard. Stairs off to the first floor.

### First Floor Landing

Loft access. Velux window.

### Bedroom Two

Window to rear. Velux window. Radiator

### Bedroom One

Window to front. Radiator. Fitted wardrobes.

### Bathroom

Fitted with a three piece suite comprising; Wash hand basin with vanity unit below, Wc and panelled bath with wall mounted shower over. Partially tiled walls. Window to side. Heated towel rail.



Buxton - 0129827524



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# Accommodation

## Outside

To the front of the property there is an open front porch. To the rear of the property is a paved enclosed yard with access from the kitchen and front of property.

LEASEHOLD- 999 year lease granted 25th March 1826. Rent £0.16s.6d.

Council tax- HPBC- Band- B

EPC- D

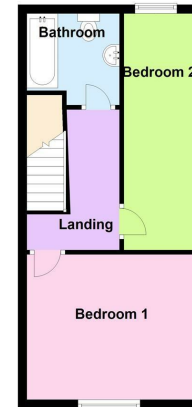
Please note this property is on an unadopted road.



Ground Floor



First Floor



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 87        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 68                      |           |
| (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 |           |

## Agents Notes

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