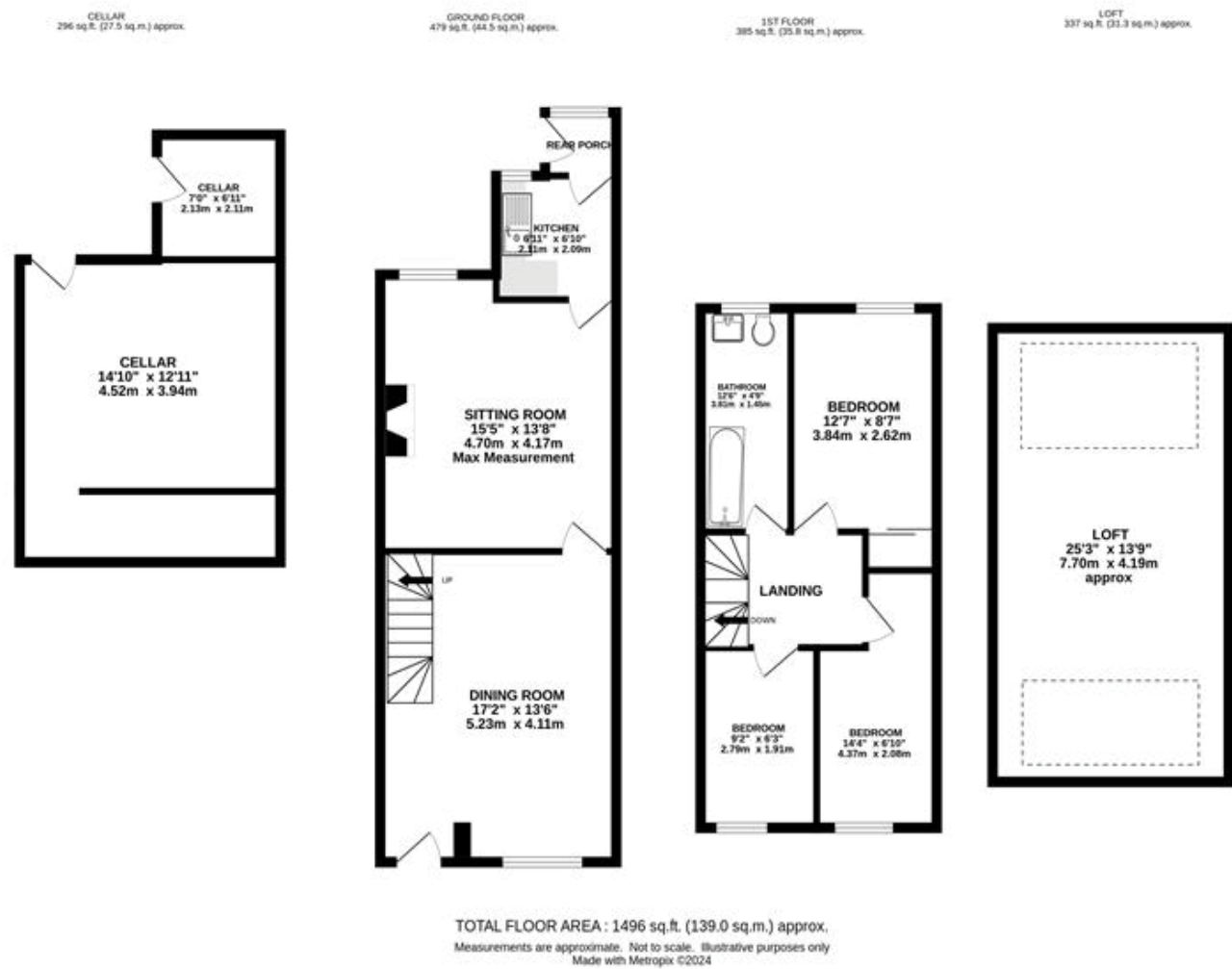


31 LOWER LANE
Chinley
£290,000



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Whaley Bridge
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01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A PERIOD STONE SEMI DETACHED property which is located within the popular village of CHINLEY. The accommodation is well presented and has scope to create a LOFT ROOM (subject to relevant approvals). The property has TWO RECEPTION rooms plus a kitchen and THREE BEDROOMS. Externally there are useful CELLARS, garden with views and PARKING.

- STONE PERIOD SEMI DETACHED PROPERTY
- BRIGHT SPACIOUS WELL PRESENTED ACCOMMODATION
- CENTRAL VILLAGE LOCATION WITH EXCELLENT AMENITIES AND RAIL LINKS
- TWO RECEPTION ROOMS PLUS FITTED KITCHEN AREA
- THREE BEDROOMS AND A BATHROOM

- POTENTIAL TO CONVERT THE LOFT (subject to relevant building approvals)
- TWO CELLAR CHAMBERS ONE WITH UTILITY AREA
- ENCLOSED GARDEN TO THE REAR WITH AN OPEN ASPECT AND PARKING

£290,000

31 LOWER LANE
Chinley



DESCRIPTION

This is a delightful bright spacious semi detached home with period features, gas central heating and double glazing. Centrally located in the popular village of Chinley which offers excellent day to day shopping amenities, primary school, countryside walks and wonderful commuter links by train to both Manchester and Sheffield. The accommodation has been well looked after and provides a large dining room to the front with a turning staircase to the first floor, a sitting room to the rear with a bay window and a feature fireplace incorporating a multi fuel stove plus there is a separate small kitchen area and a rear porch with access to outside.

The first floor Landing leads to two double bedrooms, a single bedroom and a good sized bathroom. From the main bedroom there is a loft ladder which gives access to the loft with potential to convert. Externally the front of the property has a large area which is used for parking. The rear garden is enclosed and has a right of access from the rear car park and also through number 33. There is dry stone walling, herbaceous borders and is flagged for ease of maintenance. There are two cellars one of which has a work bench and utility area. The boiler is also housed in this cellar. Viewing this property comes highly recommended to appreciate the space and convenient location.

LOCATION

Chinley is a picturesque semi rural village which offers excellent day to day shopping facilities and good train links to Manchester and Sheffield. The area is ideal for many outdoor pursuits such as walking, cycling and horse riding. The nearby village of Whitehough offers two excellent Public Houses, with the larger towns of Whaley Bridge and Chapel-en-le-Frith offering a wider range of shops, public houses and Restaurants. The house is within the catchment of the highly regarded primary school.

DIRECTIONS

SAT NAV: SK23 6BE

TENURE

Leasehold 999 years from March 1903 with 878 years remaining.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

High Peak Borough Council - Band B

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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