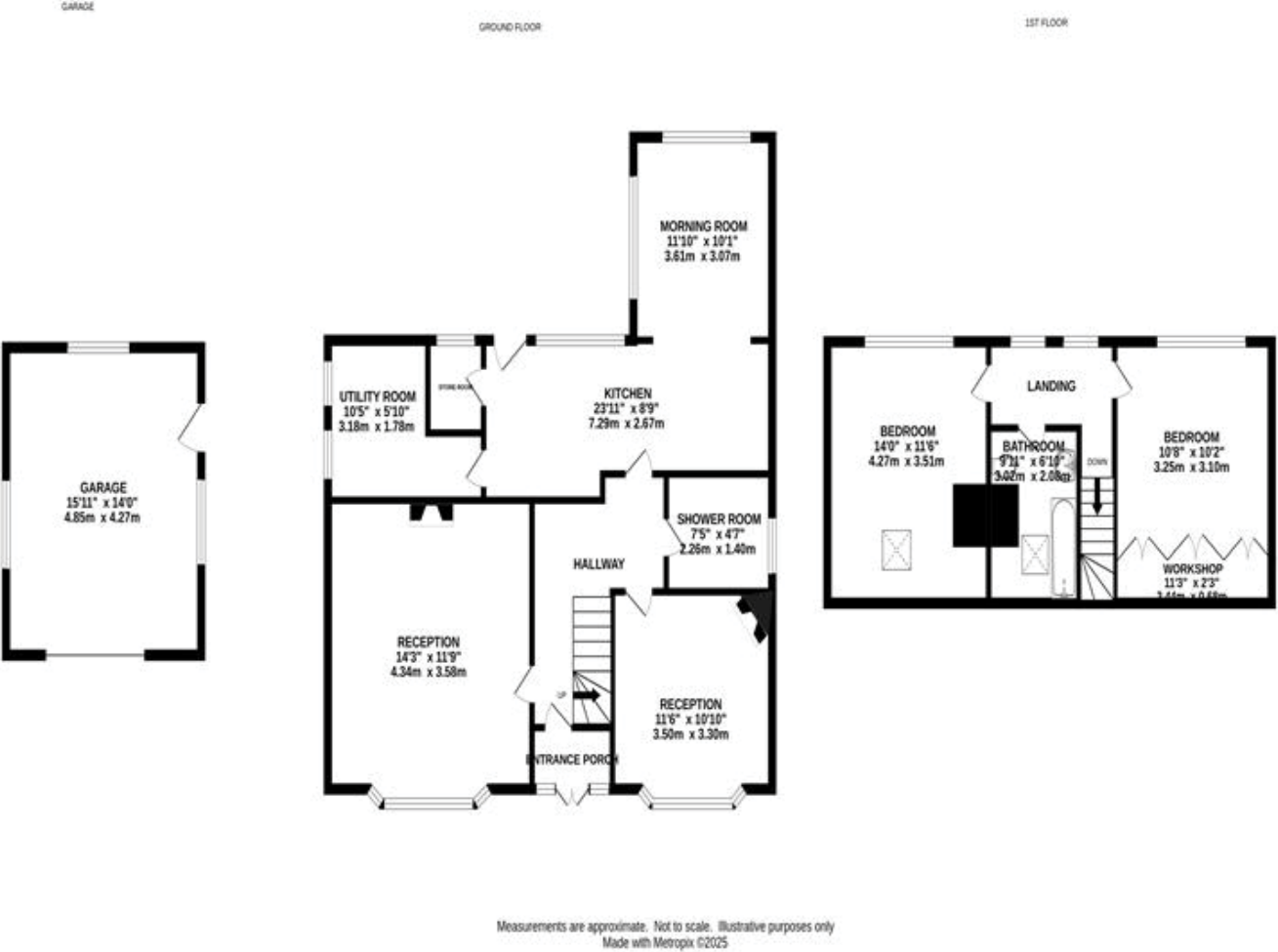


LLORAN LODGE
Combs Road, Combs
£650,000



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Whaley Bridge
15, Market Street, WHALEY BRIDGE SK23 7AA
01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk



A wonderful BRIGHT SPACIOUS DETACHED DORMER BUNGALOW which is set in LARGE PICTURESQUE GROUNDS with OUTSTANDING VIEWS and is located within the desirable village of COMBS. Offering bright spacious accommodation with TWO reception rooms, Fitted Dining Kitchen, THREE bedrooms and TWO bathrooms. The property has manicured gardens to the front, side and rear, extensive driveway parking and a DETACHED GARAGE.

GASCOIGNE HALMAN

- NICELY PRESENTED DETACHED EXTENDED DORMER BUNGALOW
- SET WITHIN A LARGE PICTURESQUE PLOT WITH OUTSTANDING VIEWS
- TWO RECEPTION ROOMS AND FITTED DINING KITCHEN, BEDROOM AND SHOWER TO THE GROUND FLOOR
- TWO DOUBLE BEDROOMS AND A BATHROOM TO THE FIRST FLOOR

- PORCH, RECEPTION HALLWAY, UTILITY ROOM AND STORE ROOM
- LARGE MANICURED GARDENS TO THE FRONT, SIDE AND REAR WITH VIEWS
- DRIVEWAY PARKING FOR NUMEROUS CARS AND A DETACHED GARAGE
- A SHORT DISTANCE TO SHOPS, SCHOOLS AND COMMUTER LINKS

£650,000

LLORAN LODGE

Combs road, Combs



We are delighted to offer for sale this extended bright spacious detached dormer bungalow with ground floor living but with the benefit of additional first floor bedrooms. Located within the picturesque semi rural village of Combs which has an array of countryside views yet it is close to the larger towns of Whaley Bridge and Chapel-en-le-Frith which provides excellent shops, cafes, restaurants, schools and good commuter networks by both train and bus. This property has an imposing position within a large gated plot and is well presented throughout.

The accommodation provides an entrance porch, reception hallway, sitting room, living room/Bedroom, spacious fitted dining kitchen which is open to a garden room overlooking the garden and panoramic views. In addition to the ground floor there is a shower room and a utility room next to the kitchen. The first floor landing offers a bathroom and two further double bedrooms. Externally the property is approached by a gated driveway entrance which provides numerous parking facilities and this leads to the detached garage. The beautiful mature gardens are at the front of the property and extend to both the side and rear. There are a sun terrace to the rear and a special mention has to be made to the wonderful scenery this bungalow offers.

LOCATION

Set amid the rolling hills of the beautiful Peak District, Combs is an idyllic picturesque village situated close to the Goyt Valley and is within close proximity to the beautiful Fernilee and Errwood reservoirs with the Peak Forest Canal at its heart. Combs is within a three sided valley bounded by the high gritstone hills of Castle Naze, Combs Moss and Ladder Hill. The village is ideally located with a short drive to Whaley Bridge and Chapel-en-le-Frith Towns with excellent amenities and rail links.

DIRECTIONS

SAT NAV SK23 9UP

TENURE

Freehold

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 D

VIEWING

Viewing strictly by appointment through the Agents.

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



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