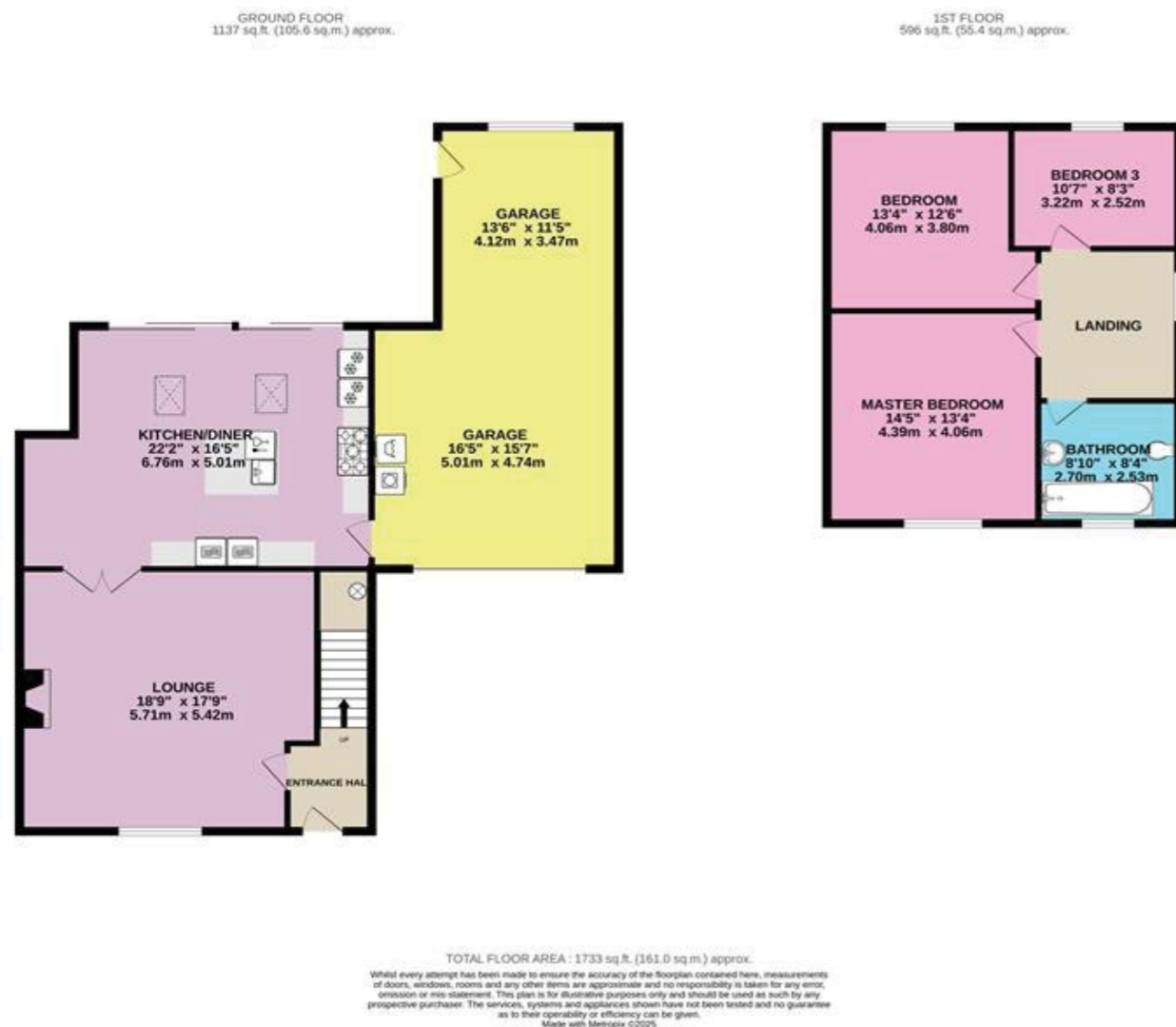


**93 ROWTON GRANGE ROAD**  
 Chapel-En-Le-Frith  
**£325,000**



**NOTICE**  
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Chapel-En-Le-Frith  
 27 Market Street, CHAPEL-EN-LE-FRITH, High Peak SK23 0HP  
 01298 813577 chapel@gascoignealman.co.uk

gascoignealman.co.uk



**GASCOIGNE HALMAN**

A stunning fully renovated and significantly extended three bedroom home with double garage, immaculate garden, driveway for multiple vehicles, south facing garden with views front and rear! The property boasts an impressive kitchen diner along with modern and contemporary bathroom suite.  
**MUST SEE!**

- Three Bedroom Semi Detached
- Stunning, Extended Kitchen Diner
- Double Length Garage
- Immaculately Presented Throughout

- Beautiful Low Maintenance Garden
- Modern Bathroom
- Convenient Location
- Views to the Front and Rear

£325,000

93 ROWTON GRANGE ROAD

Chapel-En-Le-Frith



On entry you are welcomed by the most recent improvement at the property - the driveway - suitable for multiple vehicles. The front door is a Rock door fitted 12 months ago. The rest of the driveway is surrounded with mature fern boarders for added privacy. The entrance hallway provides storage for all your outdoor wear with parquet herringbone flooring leading to the lounge and stairway. The lounge comes with sealed laminate flooring in light oak, media wall, surround sound, electric fireplace, storage and views out to the front of the property. Double doors then lead you into the extended open plan kitchen diner. This impressive kitchen diner houses all the appliances you could need with double ovens, 5 ring gas hob, Neff

microwave and Samsung American fridge freezer, the granite worktops surround with a middle island complete with sink and dishwasher facilities. There is room for a dining table to two areas depending on the vibe you are going for and a feature fireplace which currently is decorative only. The views out of the bi-fold doors go to the colourful rear garden. There is also internal side door access into the garages. This room also features sealed laminate flooring. The garages currently house storage and utility areas with a mix of stone, tarmac and carpeted raised flooring, electrical sockets and lighting throughout with electrical roll up garage door to front, manual door to middle for access to the kitchen and window to rear with side upvc door to the garden.

#### LOCATION

Chapel-en-le-Frith, known as 'The Capital of the Peak' nestles in an upland valley in the High Peak and is surrounded by dramatic landscape of gritstone ridges and shapely hills. The town takes its name from a small chapel built in 1225 by the keepers of the Royal Forest that is now the Church of St Thomas Becket, where 1,500 Scottish soldiers were imprisoned during the Civil War. The historic town centre also features a traditional marketplace which still has its original renowned stocks which the local cafe takes its name. A common phrase you here many resident say is "We are so lucky to live here" even after living in the town for decades. That is further, solid evidence, if ever it was needed that Chapel-en-le-Frith and its surrounding towns and villages are an excellent place to set up home.

#### DIRECTIONS

Sat Nav: SK23 0LE

#### TENURE

Subject to solicitor verification.

#### 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. Tax Band C.

#### VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

GASCOIGNE HALMAN