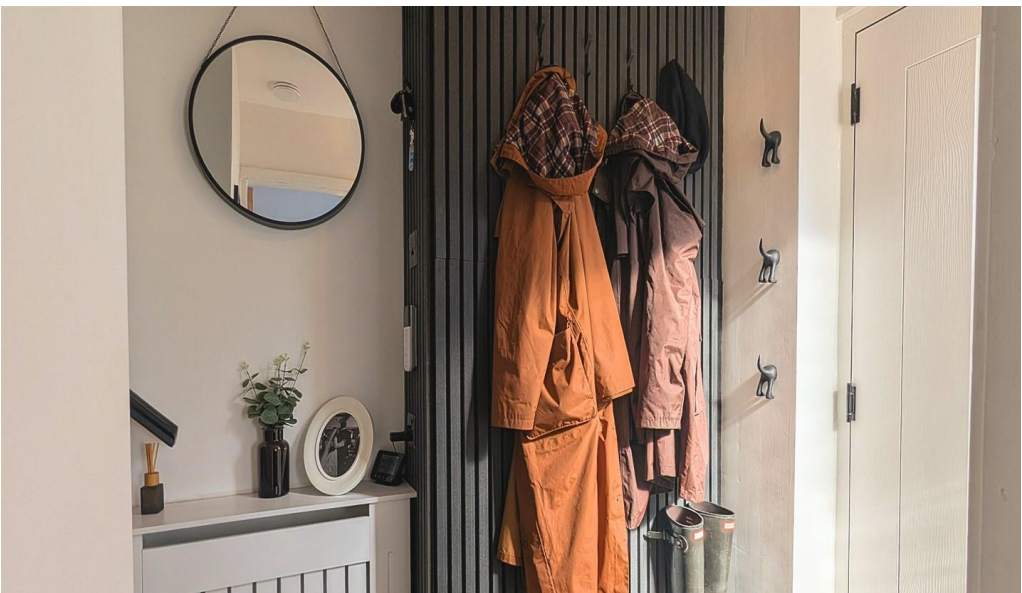




**GASCOIGNE  
HALMAN**

Rowton Grange Road, High Peak  
**Asking Price £325,000**

THE AREA'S LEADING ESTATE AGENCY



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!

Located in an ideal spot for easy access to the train station, a short walk across the Memorial Park to the town centre and only a stones throw from a number of footpaths for exploring the neighbouring countryside.

## Property details

- 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



## About this property

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 borders 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.

The master bedroom looks out over the Peak District views to front with optional matching wooden furnishings with additional lighting, high quality pile carpet.

Bedroom two currently houses an office/guest bedroom with laminate flooring with optional replacement between exchange and completion which can be discussed.

Bedroom three is currently being used as a walk in wardrobe with option to remove all attachments and `make ready` for an additional bedroom should this be required instead. Peak District and garden views to front and rear from all rooms.

Along the spacious landing there is access to the family bathroom with 800 bath and surface storage, toilet, basin and towel radiator with all the matching extras.

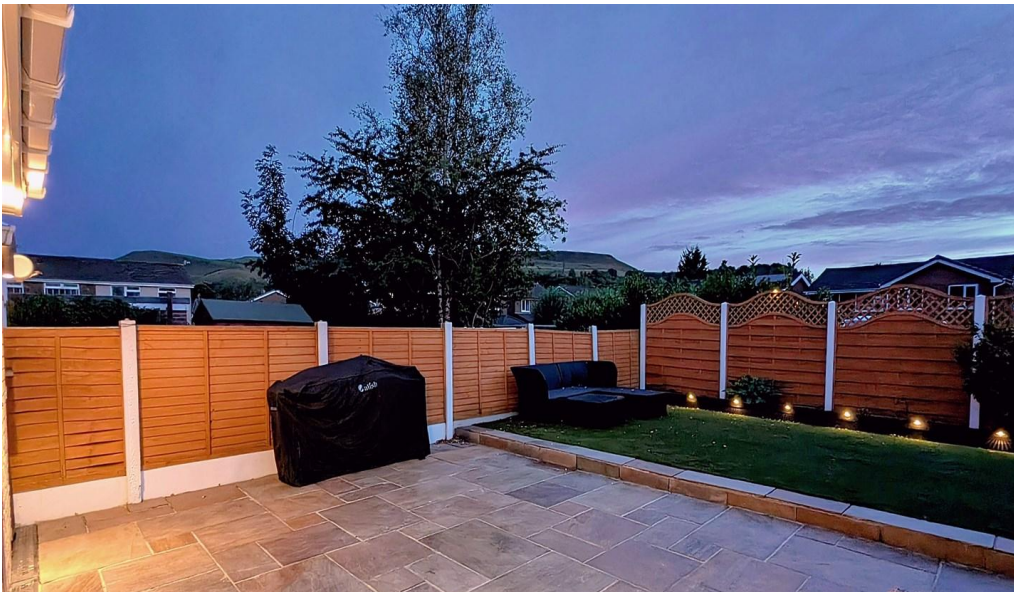
THE GARDEN - this easy to maintain garden has Indian stone patio area recently pointed and sealed, artificial child and pet safe grass to rear and as the current owners are keen growers, two water butts supplied by the garage gutter system and best of all SOUTH FACING with views over the hills beyond.

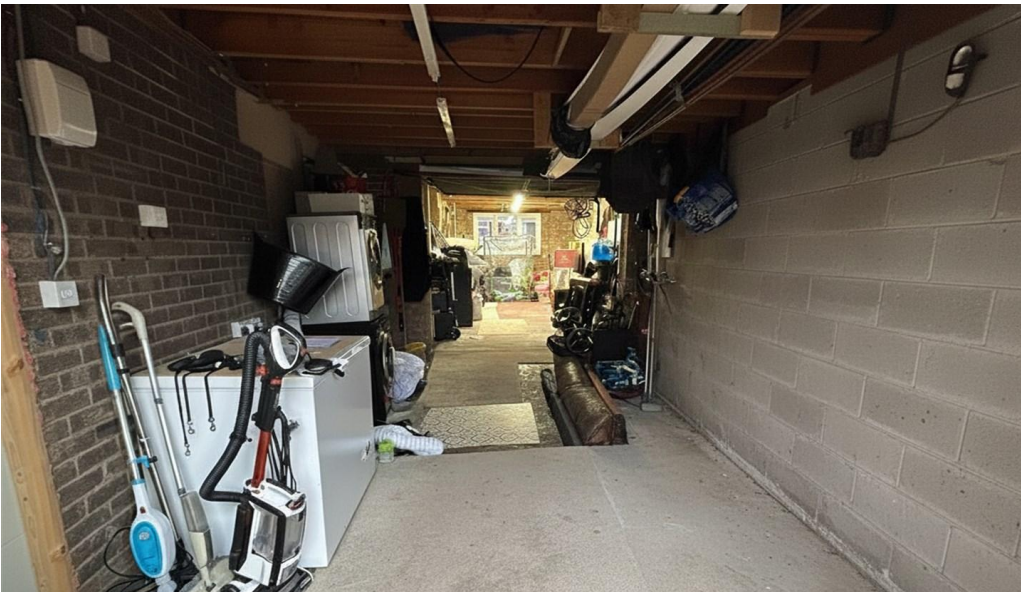
Overall this home is ideal for those who just want to `move in with optional extension areas into the garage space, it has been well loved and created for those who currently inhabit and who have commented on how they would not move if work did not demand it.

All windows and doors have been upgraded (some as recent as Sept 25) and come with FENSA certification, the roof has also had improvements with all paperwork available, gas and the electrics serviced and again documentation provided.











## DIRECTIONS

SK23 0LE

## COUNCIL TAX BAND

C

## 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

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Fibre to the premises

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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.

GROUND FLOOR  
1137 sq.ft. (105.6 sq.m.) approx.



1ST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1733 sq.ft. (161.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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