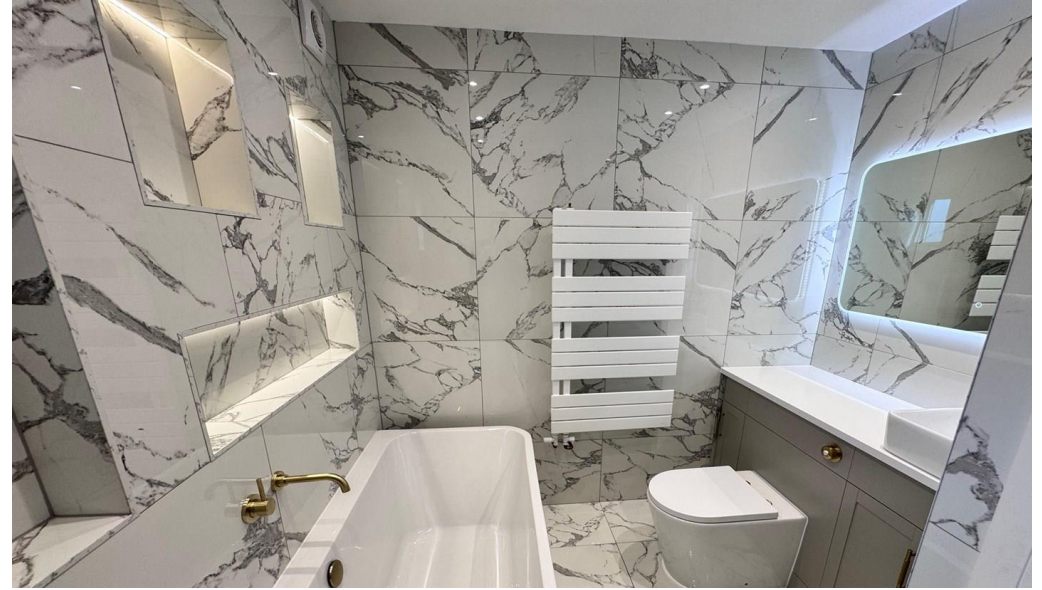




**GASCOIGNE
HALMAN**

Horderns Park Road, Chapel-En-Le-Frith, High Peak
Asking Price £385,000

THE AREA'S LEADING ESTATE AGENCY



A stunning, fully modernised and extended semi detached home in a hugely popular location.

The property has undergone a complete program of refurbishment giving the buyer complete peace of mind. This includes new plumbing and boiler, a re-wire, windows and doors, modern kitchen and family bathroom, and new ensuite shower to the master bedroom and a brand new roof. In addition to these improvements, the property has been extended to the rear creating a spectacular kitchen family room extending to over 7 meters in length with bi-folding doors opening onto the garden. With a double glazed lantern window, this has created a contemporary, bright and airy focal point to the home.

The bedrooms are well proportioned with bedrooms two and three having built in reading lights and TV points, and a slide and hide door from the master bedroom into the ensuite with the beautiful family bathroom serving bedrooms two and three.

The spacious rear garden has been landscaped to create a wonderful outside space and there is plenty of off road parking to the front.

Located on Horderns Park Road, the property is ideally placed within a short walk to the Memorial Park and through to the town centre where you will find many local amenities. It is also convenient for access to the nearby countryside and train station.

Property details

- Stunning Extended Semi Detached Home
- Completely Renovated Throughout
- Beautiful Kitchen Family Room
- Three Bedrooms
- Ensuite to Master Bedroom
- Generous Garden to Rear
- Popular Cul de Sac Location
- Easy Reach of Town Centre



About this property

In a little more detail, the property is entered into the hallway with staircase leading to the first floor, feature radiator, downstairs WC and herringbone LVT flooring continuing through to the kitchen family room. The lounge has a double glazed bay window to the front matching the style of the original windows, there is a built in media wall with LED lit shelving and TV mount. The kitchen family room has a feature fireplace, bi-folding doors opening into the garden, double glazed lantern window, a range of two tone, handleless wall and base units with integrated appliances and granite tops and island unit with additional storage and breakfast bar. Off the kitchen is a utility space with plumbing for washing machine.

The first floor has the landing with double glazed window to the side. Bedroom one overlooking the rear garden with LED reading lights, TV mount and ensuite shower room including WC, wash basin in vanity unit and shower area with glass screen. Bedroom two also has built in LED reading lights and double glazed window to the front looking over the town and to the hill beyond. Bedroom three also looks out to the front over the street. The family bathroom is fully tiled with ornate, marble effect tiling with inset LED lit shelving, WC and wash basin in vanity unit with light mirror above, bath with centre taps and feature heated towel rail.

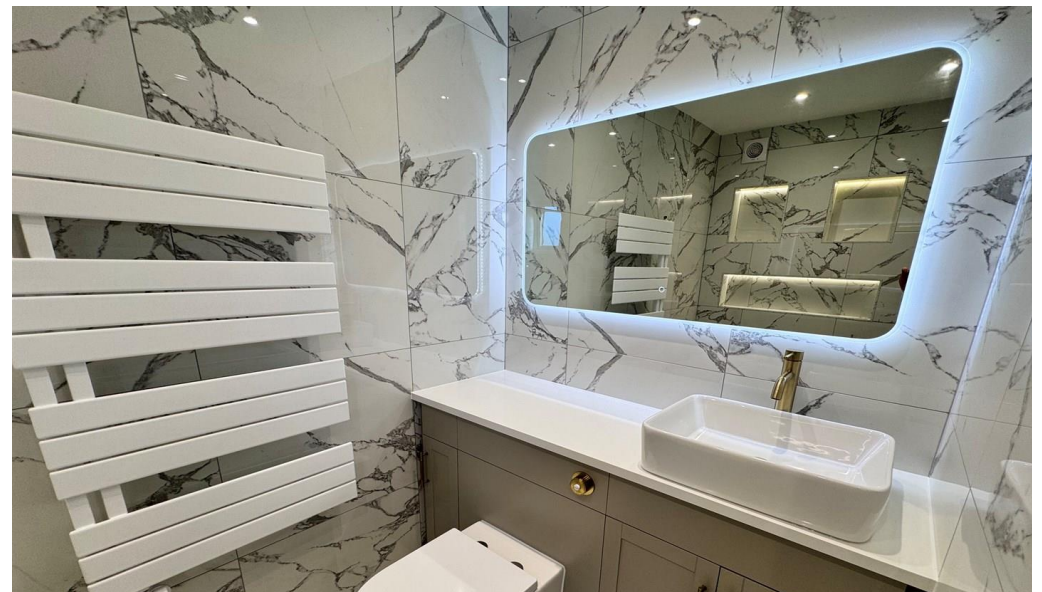
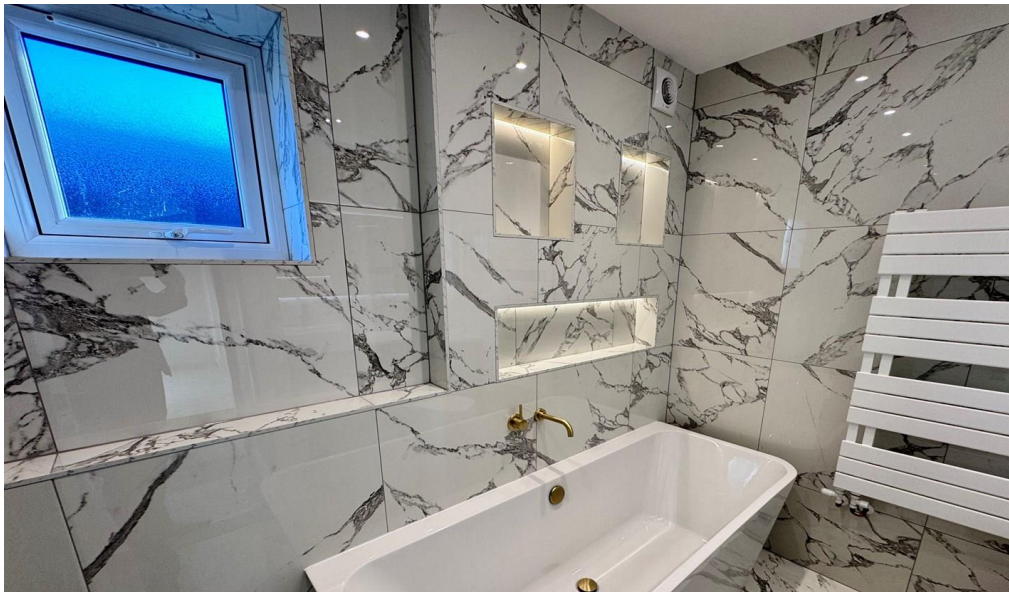
Externally, there is plenty of off road parking to the front on the gravelled driveway with pathway to the front door and down the side of the house. The rear garden has a stone paved patio directly outside the kitchen family rooms and steps up to a further raised patio and generous garden laid to lawn, interspersed with mature trees and shrubs, all enclosed by timber fencing.

Disclaimer: Under the Estate Agents Act 1979 we hereby notify any intending purchaser that the owner of this property is an associate of a member of staff at Gascoigne Halman.











DIRECTIONS

SK23 9SY

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

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

Copper wire

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

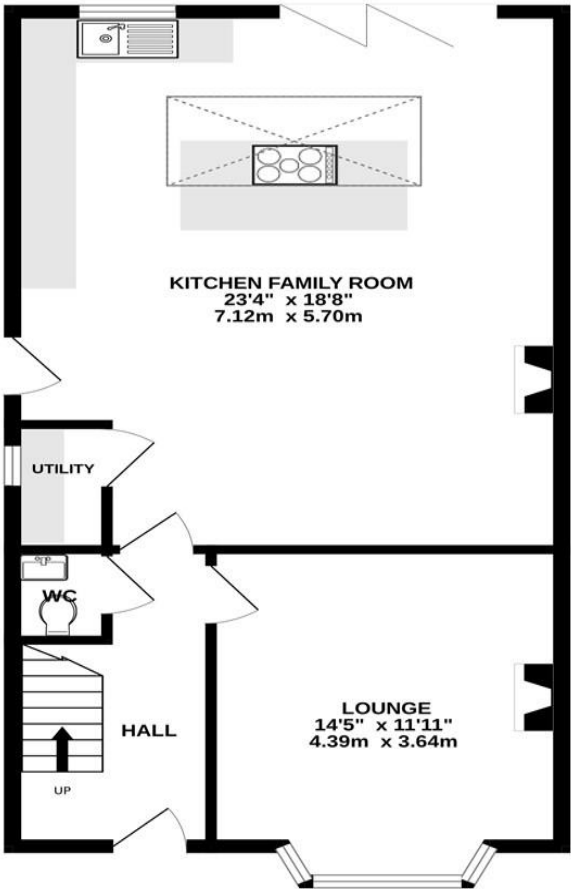
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

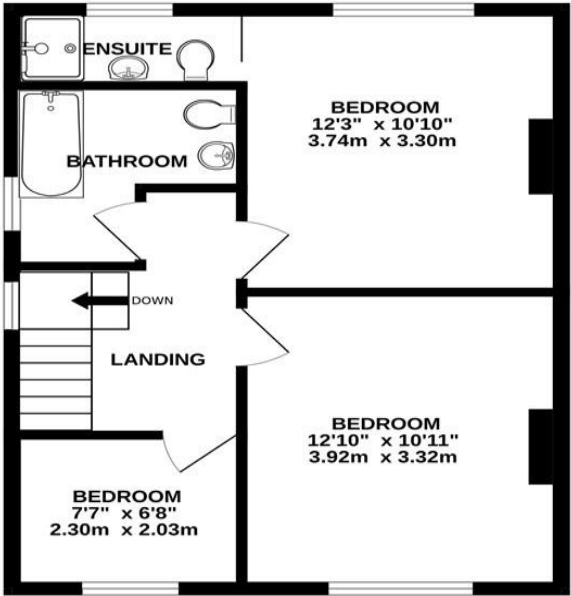
No

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
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.





THE AREA'S LEADING ESTATE AGENCY

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