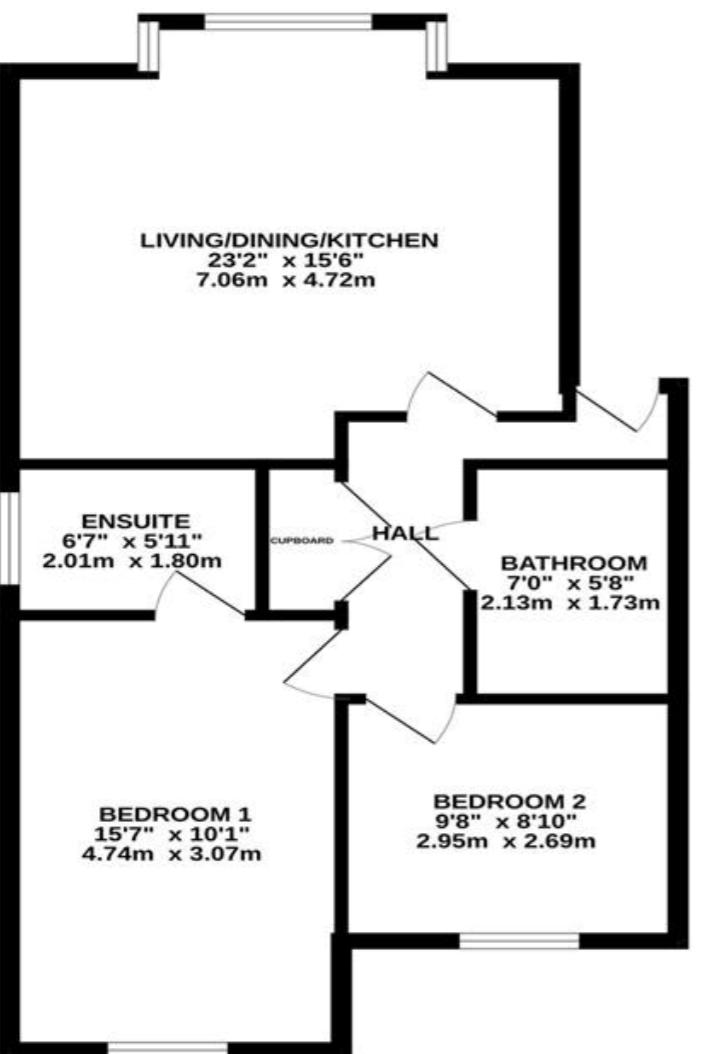
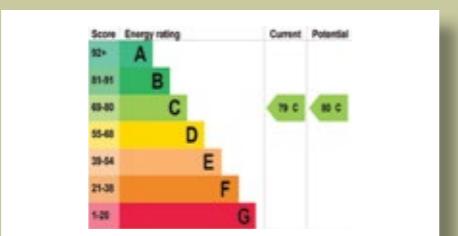


GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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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 SECOND FLOOR purpose built APARTMENT offering bright spacious OPEN PLAN LIVING/DINING/KITCHEN, TWO bedrooms and TWO BATHROOMS. Having a popular central village location close to amenities and RAIL LINKS to both Manchester and Sheffield. The Apartment has allocated PARKING.



GASCOIGNE HALMAN

- A PURPOSE BUILT SECOND FLOOR/TOP FLOOR APARTMENT
- LOCATED WITHIN A SMALL AND ATTRACTIVE DEVELOPMENT
- SITUATED WITHIN THE POPULAR VILLAGE OF CHINLEY
- MODERN OPEN PLAN LIVING/DINING/FITTED BREAKFAST KITCHEN

- TWO DOUBLE BEDROOMS AND TWO BATHROOMS
- ALLOCATED PARKING SPACE
- CLOSE TO RAIL LINKS TO BOTH MANCHESTER AND SHEFFIELD
- VIEWING RECOMMENDED

£ 195,000

15 THE SIDINGS

Chinley



DESCRIPTION

We are pleased to offer this top/second floor purpose built Apartment which is located within a small select Development and was constructed by Hargreaves Homes around 2003. It is an attractive small block of Apartments which has the benefit of well maintained communal areas, security entry system for peace of mind and double glazing. This particular Apartment is reached via a staircase and is located on the second floor and the accommodation provides private reception hallway with large cloaks/storage cupboard, open plan living/dining/fitted breakfast kitchen with the sitting room area having a lovely bright bay window, two double bedrooms, the

main bedroom having en-suite shower room plus there is a further bathroom.

The Apartment itself has gas central heating. Externally there are planted areas around the Development and there is allocated parking for this home plus there is visitor parking around the Development. The location of this Apartment is a short walk to the village which has excellent day to day amenities, excellent public transport links and the village of Whitehough with highly regarded public houses/restaurants is a short distance away.

Leasehold 999 years from January 2003 - 977 years remaining. Ground rent £145.82 pa. Monthly management fee £100 which includes communal lighting, cleaning and buildings insurance.

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 6DE

TENURE

Leasehold 999 years from January 2003 - 977 years remaining. Ground rent £145.82 pa. Monthly management fee £100 which includes communal lighting, cleaning and buildings insurance.

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.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K