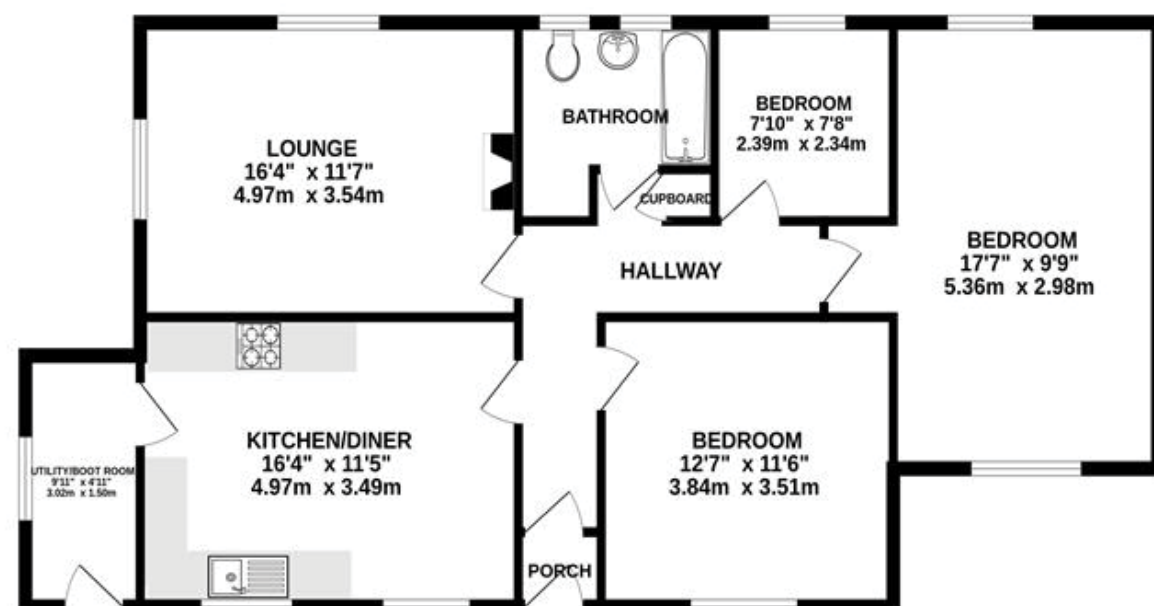
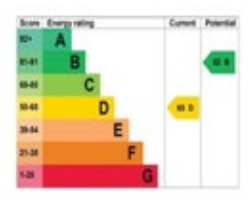


THE CROFT
Station Road, Chapel-En-Le-Frith
£360,000

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2023



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@gascoignehalman.co.uk

gascoignehalman.co.uk



A beautifully presented and recently renovated three bedroom detached bungalow with modern fittings, generous garden and off road parking in a convenient location. The garden is of a good size yet remains manageable being mainly laid to lawn and stone patio.

Located on Station road, the property is within easy reach of the train station as well as being only a short walk to the high school and Chapel Town Centre. There are also footpaths close by providing access to the surrounding countryside.

GASCOIGNE HALMAN

- Detached Bungalow
- Three Bedrooms
- Beautifully Presented

- Garden to Rear
- Close to Station

£360,000

THE CROFT

Station Road, Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises a porch with storage cupboard for coats and shoes and opening into the entrance hallway with additional storage cupboards. The kitchen diner has a range of modern 'Shaker' style wall and base units with wood effect worktops over, a sink and drainer with tiled splash backs and an integrated oven had gas hob with extractor above. Off the kitchen diner is the boot room with space for a dryer. The lounge is a dual aspect room with log burning stove in fireplace with oak mantle and stone hearth. The three bedrooms are all well presented with bedroom one looking out to both the front and rear of the property. The family bathroom is a modern white three piece suite comprising WC, wash basin and bath

with shower over, all with tiled splash backs and wood effect flooring. Externally there is a driveway to the front providing off road parking and pathway to the front door, there is a separate pedestrian access also. The front garden is lawned with some raised flowerbeds and enclosed by stone walling. The lawn continues down each side of the property along with a paved pathway which opens up to the rear garden which has a stone paved patio seating area, further lawned garden and two timber sheds.

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

SK23 9UE for your Sat Nav

TENURE

Freehold. Subject to Verification By Solicitors

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. Council Tax Band: D

DISCLAIMER

The property is subject to a Section 52 Agricultural Clause and therefore offered for sale at £360,000 (a 25% discount on the recommended sale price) with the purchaser having to be wholly employed in agriculture (or forestry), or last employed (retired) from agriculture (i.e. that was their last full time job).

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



gascoignehalman.co.uk

GASCOIGNE HALMAN