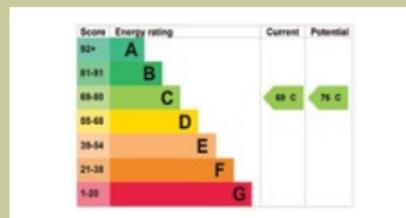


**53 WARBROOK ROAD**  
 Chapel-En-Le-Frith  
**£245,000**



TOTAL FLOOR AREA: 756 sq.ft. (70.2 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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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 significantly extended two double bedroom semi detached home in a popular location. This home has undergone an impressive program of refurbishment by the current owner and offers generous room sizes throughout and a beautiful kitchen dining room opening into the garden. The living accommodation is complimented by quality, modern and contemporary fittings throughout with sleek gloss kitchen units and fully tiled bathroom. There are gardens to the front and rear which are relatively low maintenance and offer great space to relax. The home is located only a short walk to the primary school and within easy reach of the town centre and many amenities it has to offer including local shops, supermarkets, doctors and restaurants to name a few.

**GASCOIGNE HALMAN**

- Impressive Ground Floor Extension
- Beautifully Presented Throughout
- Two Double Bedrooms

- Convenient Location
- Modern Kitchen and Bathroom

£245,000

53 WARBROOK ROAD

Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor, a lounge with double glazed window to the front, electric fire in fireplace and opening into the kitchen diner. The kitchen diner has a range of gloss grey wall and base units providing plenty of storage space, there is space for white goods and a dining table. Natural light is brought into the space via a double doors and window to the rear and skylights in the extension ceiling. The first floor houses the landing, bedroom two overlooking the rear garden, bedroom one with two windows looking out to the front and the family bathroom with beautiful suite comprising WC and wash

basin in vanity unit, double shower cubicle with glass screen, attractive fully tiled walls and wood effect flooring. Externally there is a garden to the front mainly laid to lawn with footpath leading to the front door and down the side of the house. The rear garden has a large decked area ideal for dining outside and leading to a lawned area surrounded by flowerbeds. There is hard standing for a shed and graveled side garden ideal for pot plants.

**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 center 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 town and villages is an excellent place to set up home.

**DIRECTIONS**

SK23 0NW 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: B

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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