



**GASCOIGNE
HALMAN**

Cracken Close, Chinley, High Peak
Asking Price £270,000

THE AREA'S LEADING ESTATE AGENCY



Situated in the desirable cul-de-sac of Cracken Close, Chinley, this charming semi-detached bungalow offers an excellent opportunity for comfortable single-level living. The property features two bedrooms, a modern bathroom, and a spacious reception room opening into a conservatory with views up to Eccles Pike and looks out over the low maintenance rear garden.

Additional benefits include off-road parking to the front and a convenient location only a short walk to the local amenities in the village centre and close by to the train station on the Manchester to Sheffield line.

Property details

- Semi Detached Bungalow
- Two Bedrooms
- Conservatory to Rear
- Modern Kitchen and Bathroom
- Low Maintenance Rear Garden
- Off Road Parking
- Close to Station and Local Amenities
- Cul de Sac Location



About this property

In a little more detail, the accommodation on offer comprises a porch, opening into the entrance hallway. Both bedrooms look out to the front over the street and front and front garden with the master bedroom benefiting from fitted wardrobes. The bathroom is a modern, fully tiled modern space with three piece suit comprising WC, wall mounted wash basin and walk in shower with glass screen. The lounge is has a feature fireplace with electric fire providing a focal point and sliding doors opening into the conservatory which has double glazed windows to the side and rear and double glazed access door to the side providing views up to Eccles Pike. An opening from the lounge leads to the kitchen which has a range of fitted wall and base units in light wood with worktops over, inset sink and drainer and space for white goods.

Externally, there is block paved off road parking to the front and a gravelled garden area. The rear of the property has a paved, low maintenance space ideal for pot plants and a shed, all enclosed by timber fencing.

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





DIRECTIONS

SK23 6AZ

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		
55-68	D	67 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

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

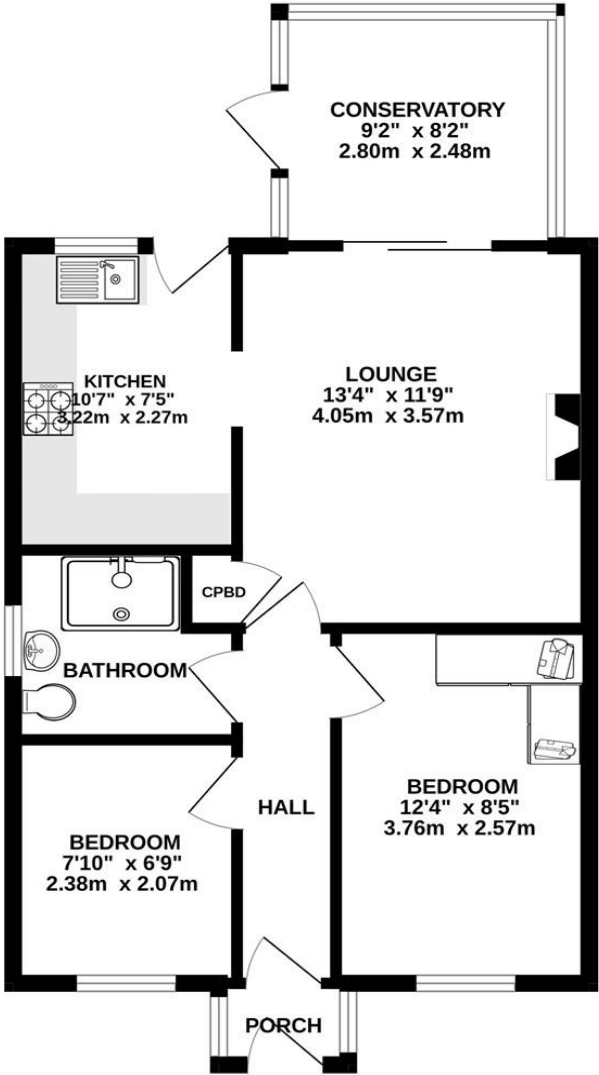
Ask Agent

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
575 sq.ft. (53.4 sq.m.) approx.





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