



**GASCOIGNE
HALMAN**

Derwent Square, Chinley, High Peak
Asking Price £400,000

THE AREA'S LEADING ESTATE AGENCY



Situated in the desirable village of Chinley, this extended four-bedroom end terrace house on Derwent Square offers a spacious and versatile family home. Boasting three reception rooms, a study and a loft room, the property provides ample living space to suit a variety of needs. The well-appointed kitchen dining room is complemented by a utility room and a convenient downstairs shower room with WC. There is off road parking to the front and a garden to the rear with summer house. Positioned opposite the picturesque village green and within close proximity to local shops and the train station on the Manchester to Sheffield line. This great family home is also nearby to surrounding countryside and you have Cracken Edge and Eccles Pike within easy reach.

Property details

- Extended End Terrace Home
- Four Bedrooms, Study and Loft Room
- Three Reception Rooms
- Kitchen Dining Room
- Downstairs Shower Room and WC
- Utility Room
- Close to Local Shops and Train Station
- Opposite Village Green



About this property

In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor and opening into the dining room with useful storage cupboard. The lounge is a dual aspect room with double glazed window to the front overlooking the village green and sliding doors to the rear opening onto the garden. Off the dining room is an office/play room with window to the rear and door to the side. The kitchen diner is a lovely space with a range of fitted wall and base units in light wood with black worktops over. There is an integrated appliances, space for a dining table and tiled flooring. Off the kitchen, the garage has been converted and there is a downstairs shower and separate WC and utility/storage room with plumbing for washing machine and stainless steel sink and drainer.

The first floor houses the landing, with doorway giving access to the staircase leading to the loft room. Bedroom one and three look out to the front over the green with bedroom three and four overlooking the rear garden. The fifth bedroom/study area looks out to the rear and provides access to bedrooms one and four. The family bathroom is a modern space comprising WC, wash basin and bath with shower over, glass screen and tiled splashbacks. The loft room is a spacious room with exposed brick wall, storage space in the eaves and has a double glazed skylight window to front giving views up to Cracken Edge.

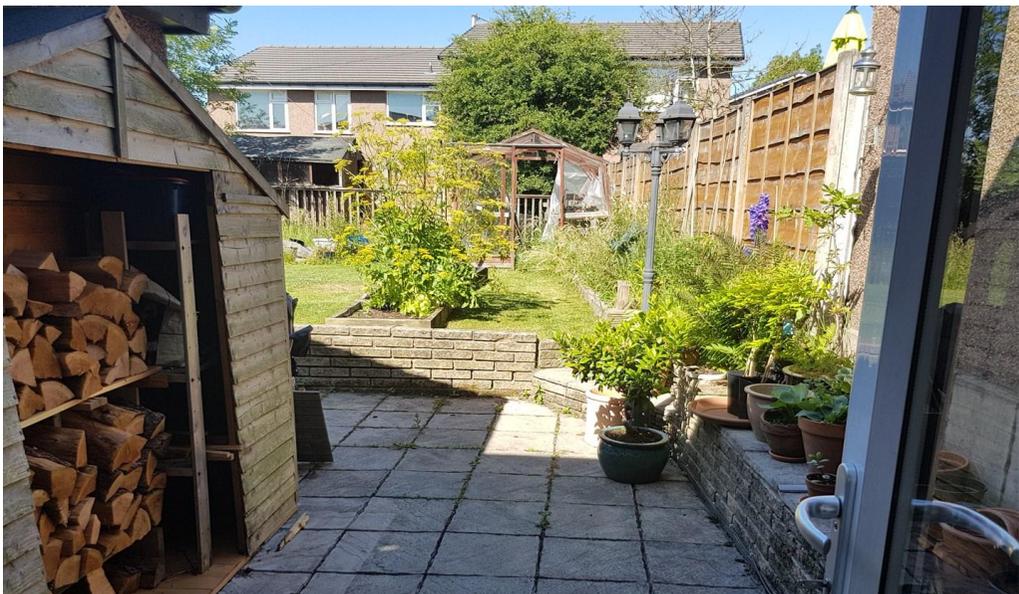
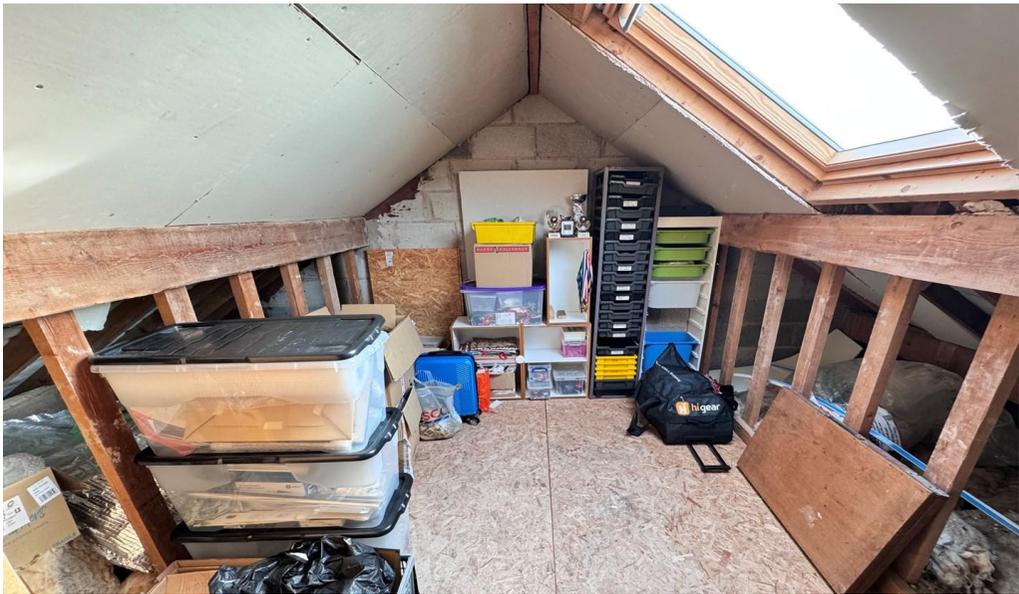
Externally, there is a garden to the front and driveway providing off road parking. The rear garden has a paved patio seating area leading to a raised garden with flowerbeds, lawn, greenhouse and summerhouse.













DIRECTIONS

SK23 6BH

COUNCIL TAX BAND

B

TENURE

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

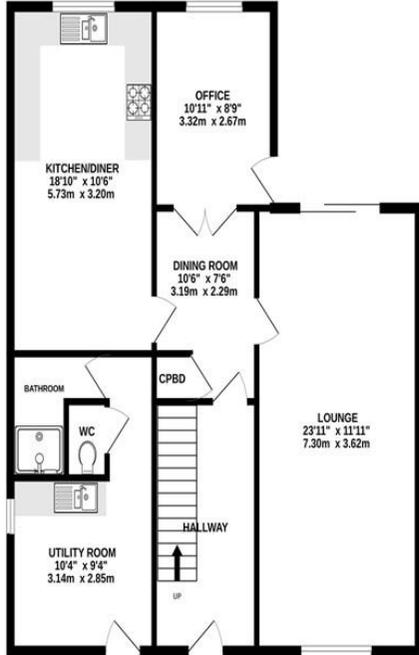
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

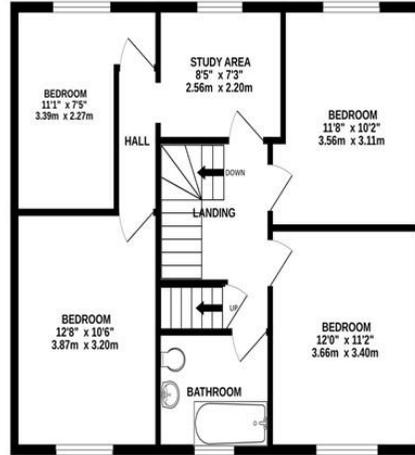
No

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.

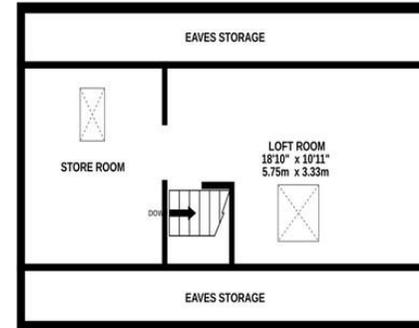
GROUND FLOOR
925 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



2ND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 2154 sq.ft. (200.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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