



48 Netherfield Road  
Chapel-En-Le-Frith



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

## 48 Netherfield Road

Chapel-En-Le-Frith  
High Peak, SK23 0PN



Offers In The Region Of  
£299,950

### Entrance Hallway

With front entrance door. Radiator. Loft access with pull down ladder.

### Lounge

Window to front. Two Radiators. Fireplace.

### Dining Room

Window to rear. Radiator.

### Kitchen

Fitted with wall and base units with work surface over. Window to rear and Upvc rear door. Oven and gas hob with extractor hood over. Tiled splashbacks.

### Bathroom

Fitted with a three piece suite comprising: Wc, wash hand basin and paneled bath with shower over. Partially tiled walls. Window to rear. Cupboard housing the hot water cylinder.

### Bedroom

Window to rear. Radiator.

### Bedroom

Window to front. Radiator. Built in wardrobes.

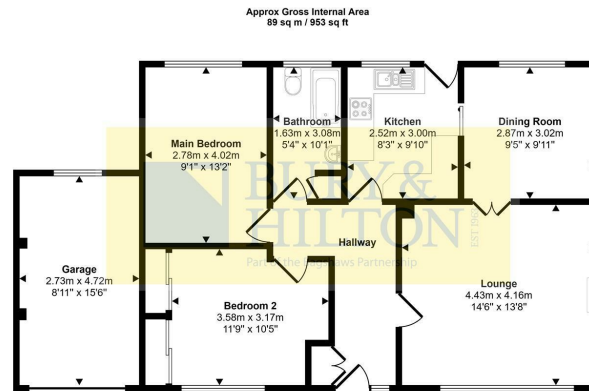


Buxton - 0129827524



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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	<b>71</b>
EU Directive 2002/91/EC	<b>43</b>

# Accommodation

## Outside

To the front of the property is a block paved driveway providing off road parking for several vehicles with further lawned garden to the front which includes the lower lawned area. The block paving continues to the side and rear of the property with lawned borders. The rear garden backs onto open farmland.

## Garage

With up and over door to front.

FREEHOLD

EPC - E

HPBC - D

## Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

## Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Broadband Connectivity

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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