



**GASCOIGNE
HALMAN**

Horderns Park Road, Chapel-En-Le-Frith, High Peak

**Asking Price
£280,000.00**

THE AREA'S LEADING ESTATE AGENCY



Situated in the desirable location of Horderns Park Road, this charming stone-built semi-detached house offers a wonderful opportunity to acquire a traditional family home with character and potential.

Boasting three well-proportioned bedrooms and two spacious reception rooms, providing ample living and entertaining space with door from the dining room opening into the garden. The accommodation is complemented by a well-appointed bathroom and a kitchen area.

Externally, the property benefits from off-road parking and a generous rear garden. Its location is particularly appealing, being close to the Memorial Park and within easy access to the town centre.

Property details

- Stone Built Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Off Road Parking
- Generous Rear Garden
- Close to Memorial Park



About this property

In a little more detail, the accommodation, which offers potential for the new buyers to put their own stamp on the property, is fully double glazed and gas centrally heated. It is entered through the porch into the hallway with staircase leading to the first floor. There is a double glazed bay window to the front and feature fireplace. The kitchen has a range of fitted wall and base units with worktops over and access to the rear porch. The dining room has a gas fire in and double glazed windows and a door opening onto the garden.

The first floor houses the landing, bedroom one and three looking out to the front over the street and bedroom two looking out over the rear garden. All bedrooms are served by the family bathroom comprising WC, wash basin and bath with tiled walls.

Externally there is a garden to the front with driveway providing off road parking and leading to the front door. The rear garden has a paved patio seating area, timber shed, hard standing for greenhouse and lawned garden area.





DIRECTIONS

SK23 9SY

COUNCIL TAX BAND

C

TENURE

Not Known

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

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

None

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

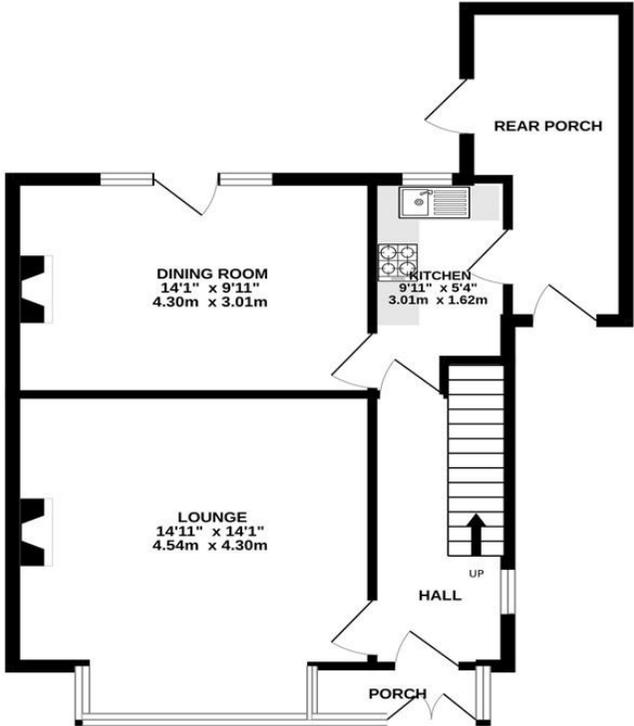
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

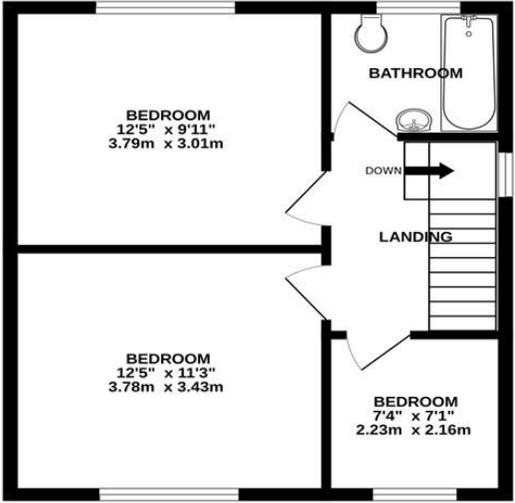
No

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
544 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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