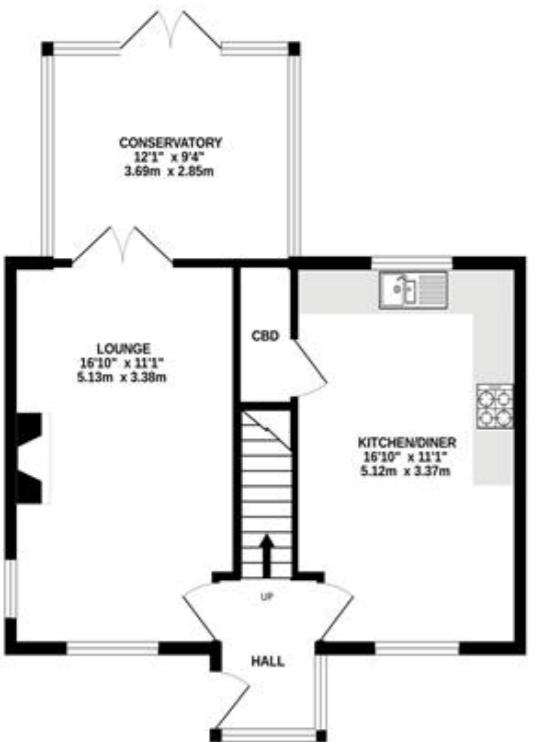
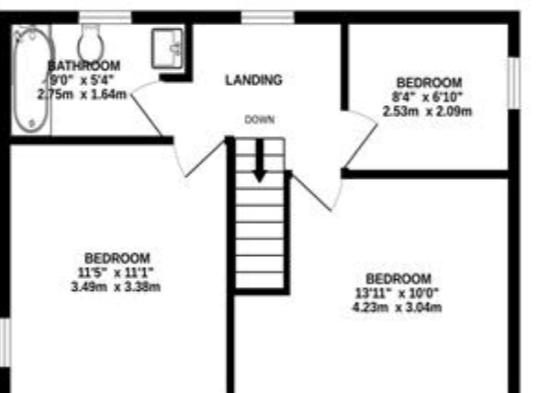


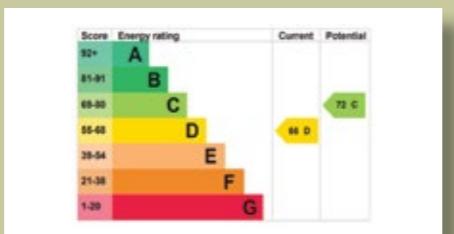
GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 966 sq.ft. (89.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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.

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 detached home with gardens to three sides and an open aspect to the rear. The property is in fantastic order with a beautiful kitchen dining room creating the hub of the home and a dual aspect lounge opening into the conservatory which overlooks the garden and fields to the rear. The bedrooms are all of a comfortable size and complimented by an attractive, contemporary bathroom suite.

There is off road parking to the front and the property has all mains services, warmed via gas central heating, log burning stove and is double glazed throughout.



GASCOIGNE HALMAN

- Stunning Detached Home
- Three Bedrooms
- Open Aspect to Rear

- Beautifully Presented Throughout
- Conservatory Overlooking the Garden
- Modern Kitchen and Bathroom

£435,000

THE GATE HOUSE

Buxton Road, Chinley



In a little more detail, the accommodation on offer comprises an entrance hallway with double glazed windows to the front and side and staircase leading to the first floor. The kitchen dining room has a dual aspect with double glazed windows to the front and rear, there is a range of high gloss, Shaker style wall and base units with worktops over and inset sink and drainer. Integrated appliances include a fridge freezer, dishwasher and oven and hob with extractor hood above, all complimented by metro tiled splashbacks. The lounge has a double glazed window to the front and side, fireplace with wood burning stove and doors opening into the conservatory which has double glazed windows to the side and rear and glass roof.

The first floor houses the landing with double glazed window to the rear and views over the surrounding countryside, bedroom one and two look out to the front with bedroom three overlooking the side garden. All bedrooms are served by the family bathroom comprising WC, wash basin in vanity unit and 'P' shape bath with glass screen and tiled splashbacks. Externally there is a driveway to the front providing off road parking and a pathway leading down to the front door and around the side of the house. The gardens are to the front, side and rear of the house and are mainly laid to lawn surrounded by stone walling. At the rear of the house is a raised paved patio seating area looking out over the garden and open fields.

LOCATION

Chinley is a picturesque semi rural village which offers excellent day to day shopping facilities and good train links to Manchester and Sheffield. The area is ideal for many outdoor pursuits such as walking, cycling and horse riding. The nearby village of Whitehough offers two excellent Public Houses, with the larger towns of Whaley Bridge and Chapel-en-le-Frith offering a wider range of shops, public houses and Restaurants. The house is within the catchment of the highly regarded primary school.

DIRECTIONS

SK23 6DT 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: D

VIEWING

Viewing strictly by appointment through the Agents.