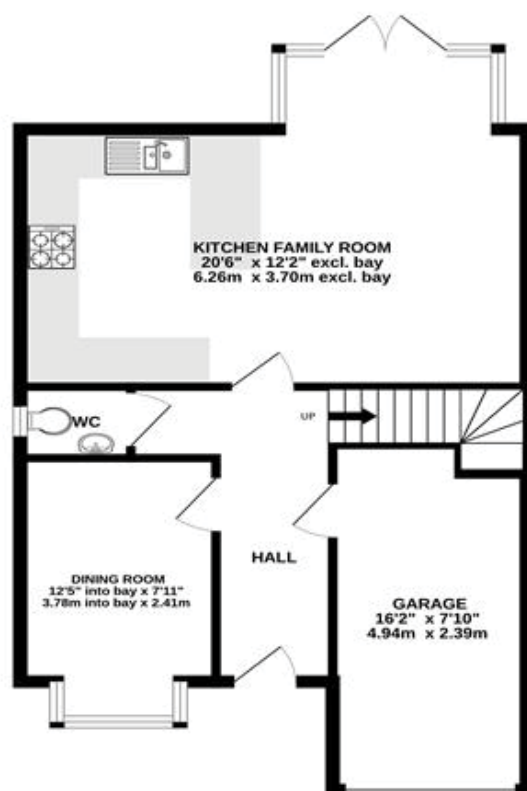


## 6 ROSEBAY GARDENS

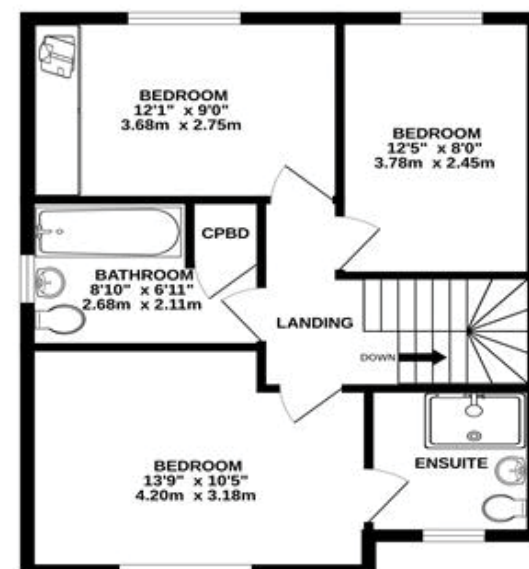
Chapel-En-Le-Frith

£372,500

GROUND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 1131 sq.ft. (105.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2025



### 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



Situated in the desirable Rosebay Gardens this stunning modern detached home, boasting three double bedrooms, two bathrooms, and two receptions, this property offers well-proportioned rooms ideal for comfortable living. The open plan kitchen family room has been re-designed since the property was built and is perfect for entertaining, while the ensuite in the master bedroom adds a touch of luxury.

GASCOIGNE HALMAN



- Stunning Modern Detached Home
- Three Double Bedrooms
- Open Plan Kitchen Family Room
- Ensuite to Master Bedroom

- Quiet Cul de Sac Location
- Integral Garage
- Close to High School and Train Station

£372,500

6 ROSEBAY GARDENS

Chapel-En-Le-Frith



#### DESCRIPTION

In a little more detail, the accommodation on offer comprises an entrance hall with access door into the garage and staircase leading to the first floor and downstairs WC. The dining room has a bay window looking out to the front and the impressive kitchen family room has double doors opening onto the rear garden, plenty of space lounge furniture and an attractive modern kitchen with a range of fitted wall and base units in a Shaker style with a peninsula and integrated appliances, all complimented by herringbone LVT flooring. The first floor has the landing, bedroom one with window to the front and ensuite shower room comprising WC,

wash basin and shower cubicle with glass enclosure and tiled splashbacks. The family bathroom has a useful storage cupboard, WC, wash basin and bath with shower over, glass screen and tiled splashbacks. Bedroom two and three both overlook the rear garden and bedroom two has a bank of fitted wardrobes.

Externally the property is accessed via a short private lane and there is a garden and driveway to the front giving access to the garage via up and over door to the front. There is a pathway leading down the side of the house to the paved rear patio. The garden is mainly laid to lawn flanked by flowerbeds with an additional seating area in the rear corner.

#### LOCATION

Chapel-en-le-Frith, known as 'The Capital of the Peak' nestles in an upland valley in the High Peak and is surrounded by dramatic landscape of gritstone ridges and shapely hills. The town takes its name from a small chapel built in 1225 by the keepers of the Royal Forest that is now the Church of St Thomas Becket, where 1,500 Scottish soldiers were imprisoned during the Civil War. The historic town centre also features a traditional marketplace which still has its original renowned stocks which the local cafe takes its name. A common phrase you hear many residents say is "We are so lucky to live here" even after living in the town for decades. That is further, solid evidence, if ever it was needed that Chapel-en-le-Frith and its

surrounding towns and villages are an excellent place to set up home.

#### DIRECTIONS

Sat Nav: SK23 0UF

#### TENURE

FREEHOLD

#### SERVICES (NOT TESTED)

Not Tested

#### LOCAL AUTHORITY

High Peak Borough Council. Council Tax Band: D

#### VIEWING

Strictly by appointment through the agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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