



**GASCOIGNE
HALMAN**

Burrfields Road, Chapel-En-Le-Frith, High Peak
Asking Price £475,000

THE AREA'S LEADING ESTATE AGENCY



Situated on Burrfields Road, this beautifully presented detached bungalow offers a spacious and comfortable living environment. Boasting three proportioned bedrooms, including a master bedroom with an ensuite, the property is ideal for families or those seeking single-level living.

The accommodation features two separate reception rooms, a utility room and an attached garage adding to the practicality of the home. The low maintenance garden offers a private outdoor space with views over the town to the countryside beyond.

Conveniently located on a private corner plot, and only a short walk to the historic Market Place as well as the many local amenities the town has to offer.

Property details

- Detached Bungalow
- Beautifully Presented Throughout
- Three Bedrooms
- Ensuite to Master Bedroom
- Two Separate Reception Rooms
- Utility Room and Garage
- Low Maintenance Garden
- Easy Access to Town Centre



About this property

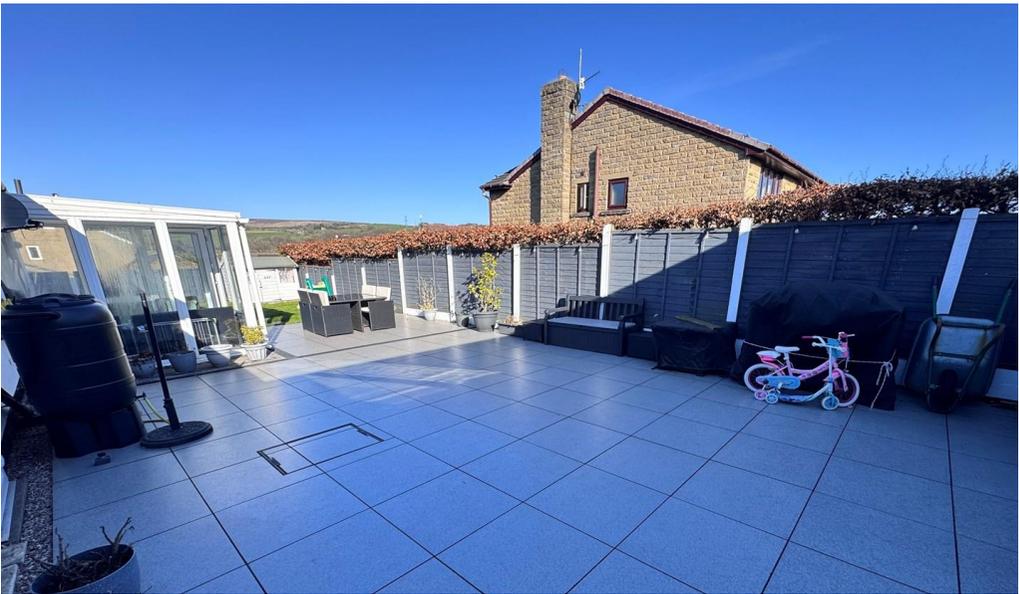
In a little more detail, the accommodation on offer comprises a spacious entrance hall, lounge with double glazed bay window to the front and feature fireplace with electric fire, the lounge dining room has a fireplace with log burning fire and double glazed doors opening into the conservatory which has double glazed windows to the sides and rear and offering views of the nearby hills. The kitchen has a range of fitted, modern, wall and base units with solid oak worktops over, inset Belfast sink, integrated oven and hob with extractor above and tiled floor. Off the kitchen in the utility room with plumbing for washing machine, tiled floor, space for cloak and shoe storage and access door to the front and rear.

Bedroom one has a double glazed window to the front and ensuite shower room including WC, wash basin and shower cubicle with glass screen, shower boarding and electric heater. Bedroom two looks out to the rear over the garden and bedroom three has a double glazed window and skylight to the side. Bedrooms two and three are served by the family bathroom comprising WC, wash basin and bath with shower above and tiled splashbacks.

Externally there is a driveway to the front providing off road parking for numerous vehicles and lawned area by evergreen hedging for privacy. The rear garden has a large paved patio seating area leading to a lawned garden enclosed by timber fencing and offering beautiful views.







DIRECTIONS

SK23 0JW

COUNCIL TAX BAND

D

TENURE

Freehold

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

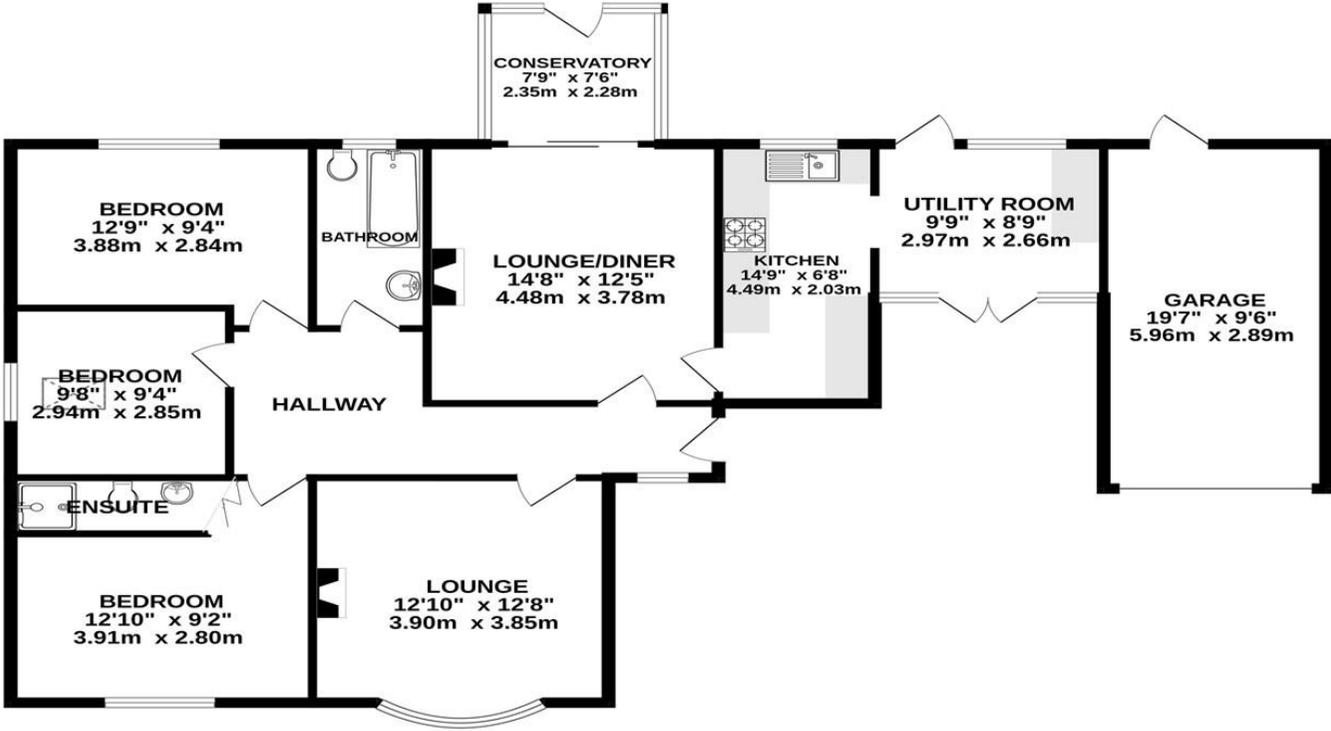
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
1320 sq.ft. (122.6 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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