



**GASCOIGNE
HALMAN**

Laneside Close, Chapel-En-Le-Frith, High Peak

**Asking Price
£250,000.00**

THE AREA'S LEADING ESTATE AGENCY



Situated in a quiet cul-de-sac, this well-presented three-bedroom semi-detached house on Laneside Close offers an excellent opportunity for family living. The property benefits from a generous rear garden and a conservatory, providing additional living space. Internally, the accommodation comprises a spacious reception room, three comfortable bedrooms, and a family bathroom. There is also a garage and off road parking for two vehicles at the front.

Conveniently located within easy reach of the local high school and train station, as well as being within easy of the town centre and many amenities it has to offer.

Property details

- Three Bedrooms
- Semi Detached
- Conservatory to Rear
- Quiet Cul de Sac
- Convenient for High School and Train Station
- Generous Garden to Rear



About this property

In a little more detail, the accommodation on offer comprises an entrance hall with staircase leading to the first floor and useful under stairs storage cupboard. The kitchen has a range of modern, gloss grey, fitted wall and base units with attractive tiled splashbacks and integrated oven and hob. The lounge diner is a generous space with double glazed window overlooking the rear garden and double glazed sliding doors opening into the conservatory. The first floor houses the three well proportioned bedrooms and family bathroom complete with WC, wash basin and bath with shower over and glass screen.

Externally there is off road parking to the front on the driveway leading to the integral garage with up and over door to the front. A pathway leads around the side of the house to the rear garden which is mainly laid to lawn and enclosed by timber fencing.





DIRECTIONS

SK23 0TS

COUNCIL TAX BAND

TENURE

Freehold

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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

Fibre to the premises

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

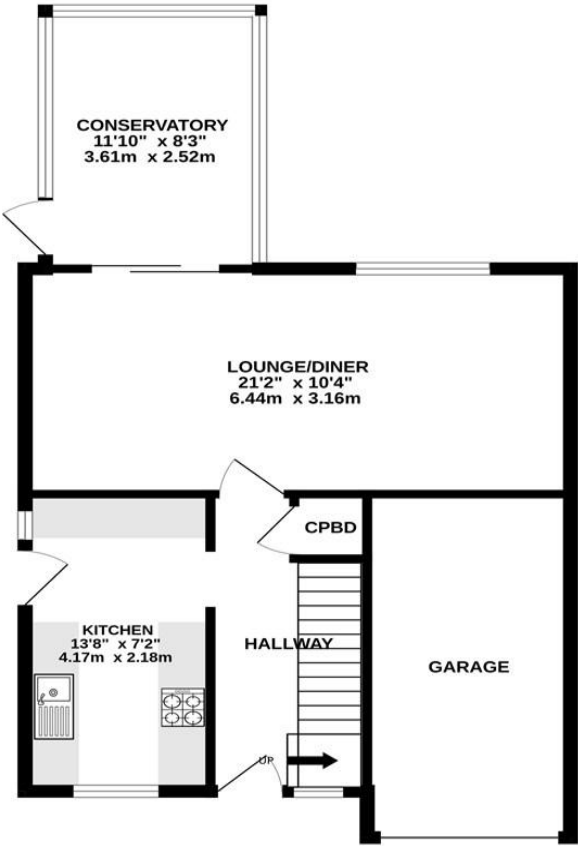
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

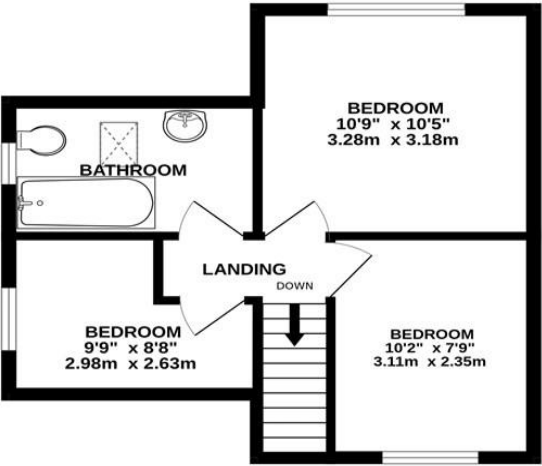
No

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
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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