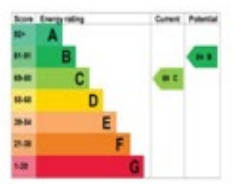
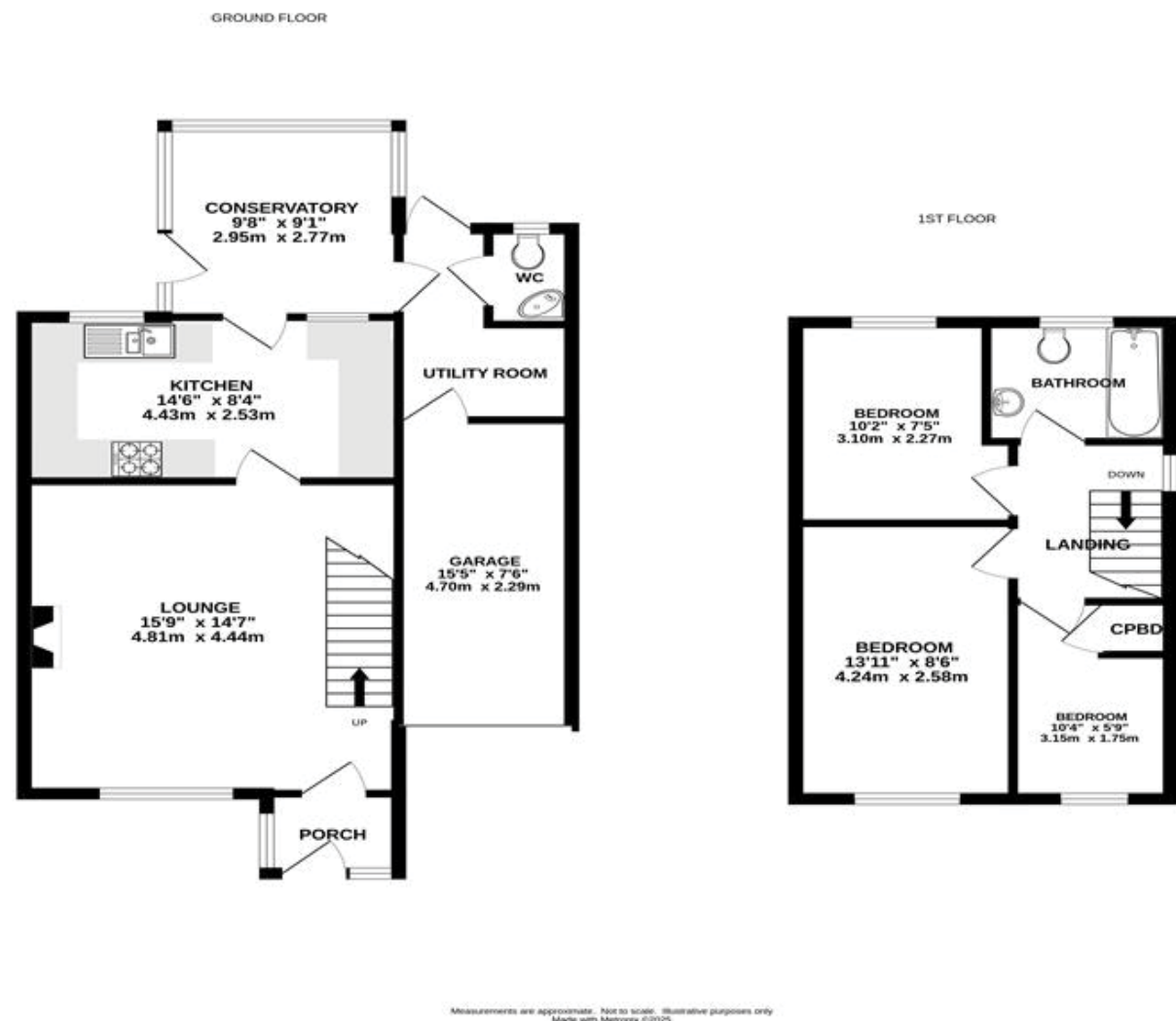


5 SYCAMORE ROAD
Chapel-En-Le-Frith
OFFERS IN THE REGION OF
£325,000



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 well presented and extended three bedroom detached home in a popular location on the edge of the town. The property offers generous living accommodation with the addition of a solid, insulated roof conservatory to the rear and a utility and WC at the rear of the garage. The bedrooms are well proportioned and are complimented by the family bathroom. There is plenty of off road parking to the front and the rear garden is a comfortable size with paving and lawned garden. The property is warmed via gas central heating and is fully double glazed, it has been well maintained throughout by the current owner and viewing is recommended. Located on a quite cul de sac, the property is convenient for exploring the surrounding countryside via nearby footpaths, close to the train station and high school.

GASCOIGNE HALMAN

- Three Bedroom Detached
- Cul de Sac Location
- Conservatory to Rear

- Attached Garage
- Utility and Downstairs WC
- Views to the Rear

**OFFERS IN THE REGION OF
£325,000**

5 SYCAMORE ROAD
Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises a porch opening into the lounge with staircase leading to the first floor, hole in the wall style electric fire, double glazed window to the front and study/office area under the stairs. The kitchen has a range of fitted wall and base units with worktops over, breakfast bar, integrated oven and hob and space for white goods. A doorway opens into the conservatory which has had a solid, lightweight insulated roof added to make the space usable all year round and has an access door to the utility room and downstairs WC. The first floor has the landing, bedrooms one and three looking out to the front, bedroom two which has views over the town to the hills

beyond and the family bathroom complete with WC, wash basin and bath with shower above and tiled splashbacks. Externally there is a driveway to the front providing off road parking and access to the attached garage via up and over door to the front. The rear garden has a paved patio seating area leading on to the garden laid to lawn with well stocked flowerbeds, all enclosed by timber fencing.

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 here many resident 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

SK23 0XS for your Sat Nav

TENURE

LEASEHOLD 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.

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



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