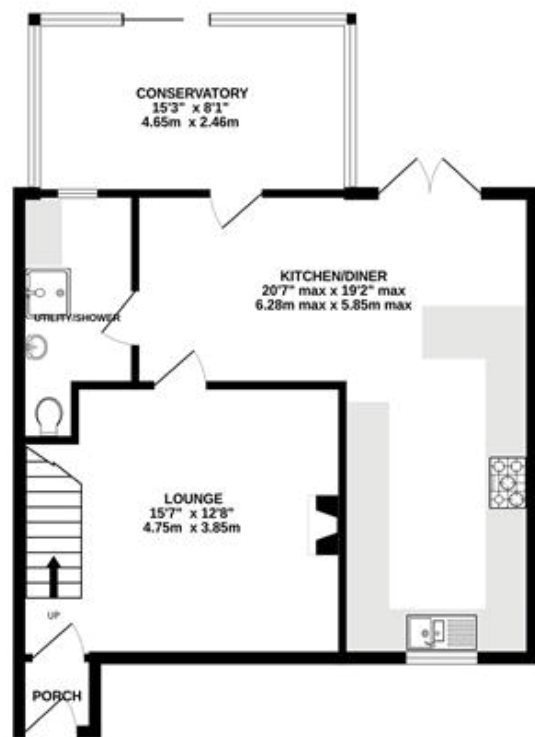


20 BEAUMONT DRIVE

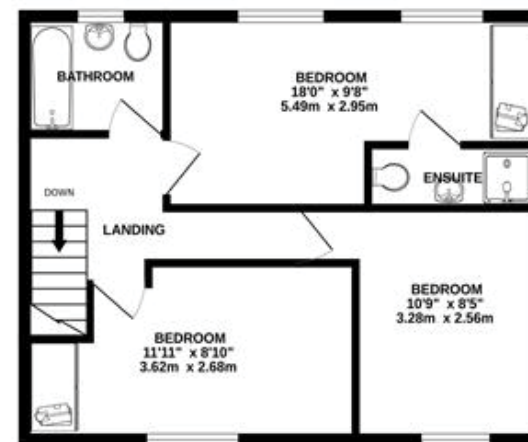
Dove Holes

£325,000

GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1152 sq.ft. (107.0 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



This extended three-bedroom semi-detached house on Beaumont Drive, presents an excellent opportunity to acquire a spacious and well-appointed family home.

The accommodation comprises three double bedrooms, including a master bedroom with an ensuite shower room, and a further family bathroom.

Externally, there is a low-maintenance garden with views over the cricket pitch to the rear and two UPVC sheds. Situated in a peaceful cul-de-sac, the home is within easy reach of the train station and there are road links to the nearby town of Buxton and Chapel-en-le-Frith.

**GASCOIGNE HALMAN**



- Extended Semi Detached Home
- Three Double Bedrooms
- Ensuite to Master Bedroom
- Spectacular Kitchen Diner
- Utility/Shower Room

- Views Over the Cricket Pitch to Rear
- Low Maintenance Garden
- Conservatory
- Cul de Sac Location

**£325,000**

**20 BEAUMONT DRIVE**

Dove Holes



In a little more detail, the accommodation on offer is entered via a porch opening into the lounge with staircase leading to the first floor, feature fireplace and window overlooking the front garden. A doorway opens up into the dining area of the beautiful open plan kitchen dining room which has double doors opening on to the rear garden and a range of quality, two tone wall and base units including glass display units, integrated oven, hob and microwave, all with granite worktops and breakfast bar. Off the kitchen is the utility/shower room which has plumbing for washing machine, shower cubicle with glass screen, wash basin and WC. The conservatory has double glazed windows to the side and rear with sliding door

opening onto the garden. The first floor houses the landing, family bathroom complete with WC, wash basin and bath with shower over and glass screen. The master bedroom has two double glazed windows to the rear overlooking the cricket pitch, a bank of fitted wardrobes and ensuite shower room comprising WC, was basin and shower area. Both bedrooms two and three looking to the front with bedroom two having fitted wardrobes. Externally there is off road parking for two vehicles and garden to the front with footpath leading to the front door. The rear garden is an enclosed space which has stone paving providing plenty of space for seating and pot plants.

#### LOCATION

Dove Holes is a village conveniently located between the well served towns of Chapel-en-le-Frith and Buxton. It has wonderful transport links by road to Stockport, Chesterfield and Buxton and train with the station sitting on the Buxton to Manchester Line.

#### DIRECTIONS

Sat Nav: SK17 8BB

#### TENURE

FREEHOLD

#### SERVICES (NOT TESTED)

Not Tested

#### LOCAL AUTHORITY

High Peak Borough Council

#### POSTCODE

#### POSSESSION

#### VIEWING

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



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**GASCOIGNE HALMAN**