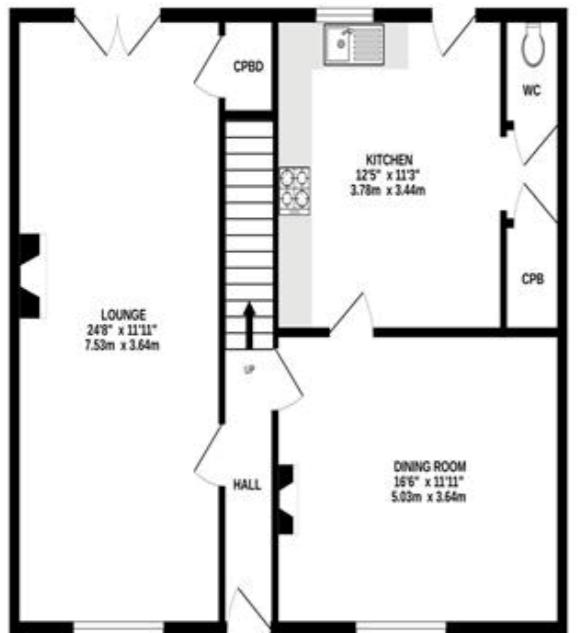
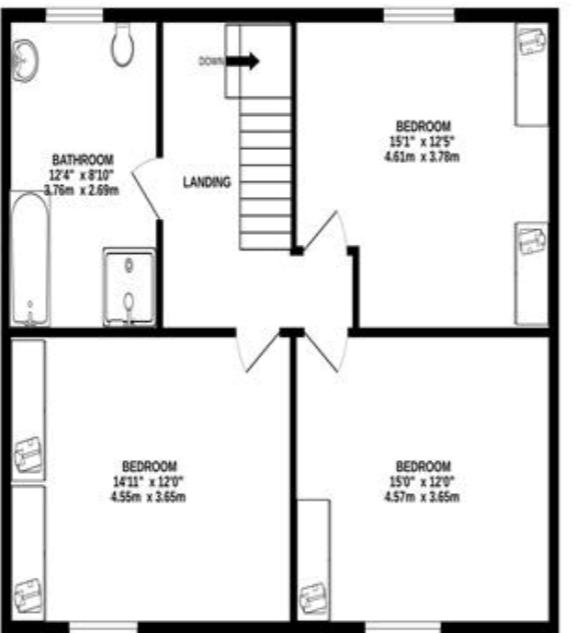


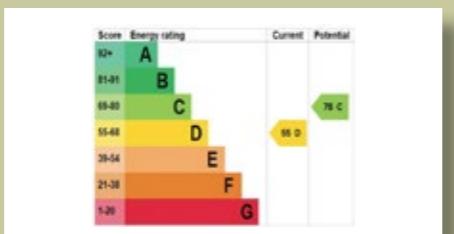
GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR  
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA: 1552 sq.ft. (144.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix C2026



## 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 charming stone-built end terrace house offers a superb opportunity for buyers seeking a spacious family home. Featuring three generous double bedrooms and two well-proportioned reception rooms, providing ample living space throughout.



GASCOIGNE HALMAN

- Stone Built End of Terrace
- Spacious Rooms Throughout
- Three Generous Double Bedrooms
- Two Reception Rooms

- Off Road Parking and Garden to Rear
- Formerly Two Separate Cottages
- Easy Reach of Town Centre

£350,000

36 BURRFIELDS ROAD

Chapel-En-Le-Frith



In a little more detail, the accommodation comprises an entrance hallway, lounge extending to over 7 metres in length with double doors opening onto the garden and feature fireplace. The dining room is a dual aspect room and has various traditional storage cupboards including glass display units. The kitchen has a range of sleek, modern wall and base units in gloss white with black worktops over, inset sink and integrated appliances. Off the kitchen is a useful storage room housing the boiler and a separate downstairs WC.

The first floor includes a spacious landing giving access to all three bedrooms, each having fitted wardrobes, and the family bathroom housing a four piece bathroom suite including WC, was basin, bath and separate shower cubicle with glass enclosure, all complimented by tiled splashbacks. Externally there is a driveway to the side providing off road parking for numerous vehicles and with a pathway leading onto the garden which is mainly laid to lawn and includes a stone built outhouse. There is also an additional, enclosed, gravelled area ideal for pot plants and a play area for children.

#### 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

Sat Nav: SK23 0JW

#### 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 through the Agents.