



**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Frith View, Chapel-En-Le-Frith, High Peak

**Asking Price  
£250,000.00**



A well presented and extended three bedroom semi detached home with attached garage, off road parking and low maintenance rear garden. The property offers well proportioned accommodation with a spacious lounge and kitchen dining room, complimented by a useful utility room and attached garage. The bedrooms are all of a comfortable size and are served by an attractive, modern bathroom suite. As well as being fully double glazed, the property has had recently upgraded electrics and it is heated via a modern gas combi boiler. Externally there is off road parking to the front and a low maintenance garden to the rear.

Located in a convenient position, the property is close to the High School and within easy reach of the town centre and all the amenities it has to offer. The train station is also around a 10 minute walk away.

## Property details

- Three Bedroom Semi Detached
- Extended to Rear
- Garage and Utility Room
- Off Road Parking
- Low Maintenance Rear Garden
- Close to High School
- No Chain



## About this property

In a little more detail, the accommodation on offer comprises a porch opening into the entrance hall with staircase leading to the first floor. The lounge has a double glazed window to the front and gas fire. The kitchen diner has a range of fitted wall and base units with worktops over, inset sink and space for white goods. The kitchen has been extended to the rear creating a perfect dining area. Off the kitchen is a utility room with further storage cupboards, tiled floor and plumbing for washing machine. There is also an access door to the rear of the garage which has power and lighting and an up and over door to the front.

The first floor has the landing, bedroom one and three looking out to the front, bedroom two overlooking the rear garden and the family bathroom complete with WC, wash basin, bath with shower over and attractive tiled walls.

Externally there is off road parking to the front on the driveway giving access to the garage. The rear garden has a paved patio seating area with gated step up to an artificial lawn surrounded by additional paved area and access to an outbuilding providing excellent storage.









**DIRECTIONS**

SK23 9TT

**COUNCIL TAX BAND**

C

**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****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**

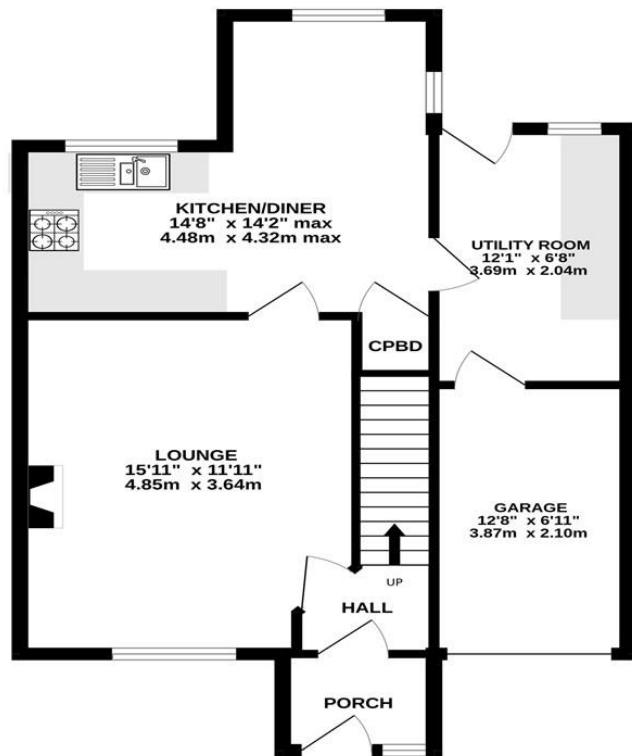
Ask Agent

**HAS PROPERTY BEEN FLOODED IN 5 YEARS**

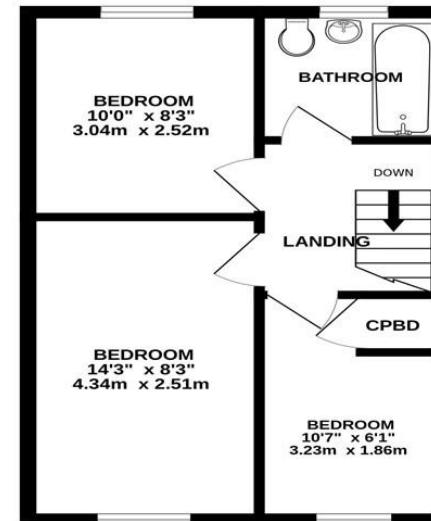
No

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  
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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