



**GASCOIGNE  
HALMAN**

Manchester Road, Chapel-En-Le-Frith, High Peak  
**Asking Price £179950**

THE AREA'S LEADING ESTATE AGENCY



Situated on Manchester Road this charming stone-built terraced house offers a perfect blend of character and modern convenience.

The accommodation comprises a welcoming lounge and a spacious kitchen diner, featuring attractive stone-flagged flooring that, along with the feature fireplaces and oak lintels, enhances the home's traditional appeal. There are also two well-proportioned bedrooms and a modern kitchen and bathroom.

Externally, the property benefits from a private garden to the rear, and its location is highly convenient, being close to local amenities, schools, and transport links.

## Property details

- Stone Built Terrace Home
- Attractive Features
- Lounge and Kitchen Diner
- Two Bedrooms
- Stone Flagged Flooring
- Garden to Rear
- Close to Amenities



## About this property

In a little more detail, the accommodation on offer comprises a lounge with feature fireplace and staircase leading to the first floor. Stone steps lead down to the kitchen diner which has a beautiful stone flagged floor, feature fireplace and a range of fitted wall and base units.

The first floor houses the landing, bedroom one with useful storage cupboard, bedroom two and family bathroom complete with WC, wash basin and bath with shower over all complimented by tiled splashbacks.

Externally there is a pathway to the rear leading on to two brick built outbuildings, one of which houses a WC. There is an enclosed garden with an artificial grass lawn and decked area providing space for two timber sheds.







## DIRECTIONS

SK23 9SR

## COUNCIL TAX BAND

B

## 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	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

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

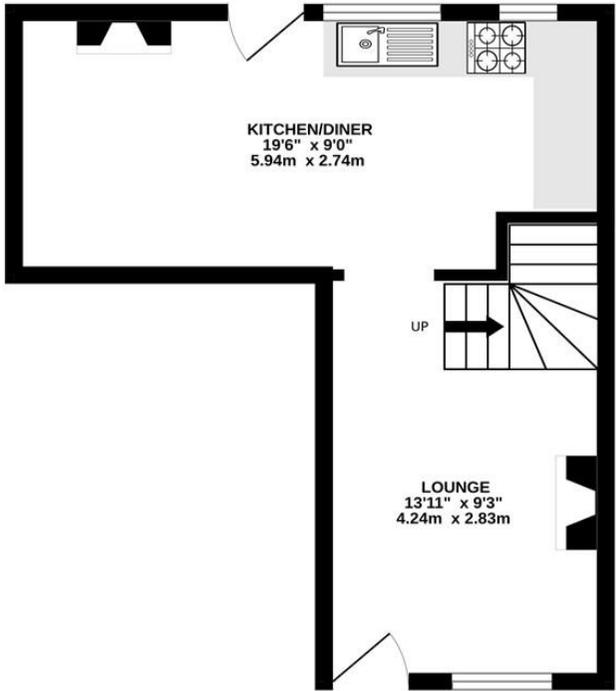
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

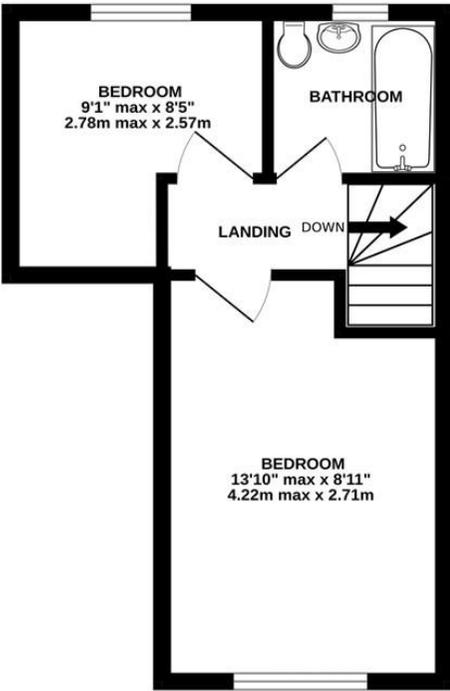
No

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GROUND FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR  
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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