

**WYNGARTH**  
Alder Brook, Chinley  
**£599,950**



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THE AREAS LEADING ESTATE AGENCY

An exceptional opportunity to acquire this charming stone-built detached bungalow, situated in a private cul-de-sac location within the desirable Chinley area. This well-proportioned property offers three bedrooms, a spacious lounge, and a kitchen diner, providing comfortable and versatile living accommodation.

Chapel-En-Le-Frith  
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**GASCOIGNE HALMAN**

- Stone Built Detached Bungalow
- Beautiful Large Garden
- Private Cul de Sac Location
- Three Bedrooms

- Lounge and Kitchen Diner
- Double Garage
- Lower Ground Floor Utility Room to Rear

£599,950

WYNGARTH

Alder Brook, Chinley



In a little more detail, the accommodation on offer comprises a porch, opening into the spacious entrance hall with study area. The lounge has a bay window to front overlooking the front garden and gas fire in feature fireplace. The kitchen diner has a range of fitted wall and base units with integrated appliances and space for a dining table. Off the kitchen is the double glazed rear porch which leads onto the steps down to the rear of the house. Bedroom one looks out to the rear over the garden and has fitted wardrobes. Bedrooms two and three both look out to the front, with bedroom three currently used as a snug.

Externally, the property sits within its own grounds having well maintained and manicured gardens to the front side and rear. The rear garden has a driveway providing off road parking and access to the double garage. There is also a utility room with plumbing for washing machine and a separate outside WC. The garden itself is a beautiful space with paved seating area, large lawned area with pond, flowerbeds and stream running through with footbridges to access the far side.

**LOCATION**

Chinley is a picturesque semi rural village which offers excellent day to day shopping facilities and good train links to Manchester and Sheffield. The area is ideal for many outdoor pursuits such as walking, cycling and horse riding. The nearby village of Whitehough offers two excellent Public Houses, with the larger towns of Whaley Bridge and Chapel-en-le-Frith offering a wider range of shops, public houses and Restaurants. The house is within the catchment of the highly regarded primary school.

**DIRECTIONS**

Sat Nav: SK23 6DN

**TENURE**

FREEHOLD 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. Tax Band E

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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