



**GASCOIGNE
HALMAN**

Horderns Road, Chapel-En-Le-Frith, High Peak
Asking Price £359,950

THE AREA'S LEADING ESTATE AGENCY



A fantastically appointed and beautifully presented larger than average THREE DOUBLE BEDROOM semi detached with two reception rooms and extension to the side. There is a large, landscaped garden to the rear along with off road parking and timber shed. The property has undergone a significant program of refurbishment and improvement by the current owner and blends modern and contemporary fittings with original features seamlessly. The improvements include a re-wire, new plumbing and boiler, impressive kitchen and bathroom and side extension to include a utility space and downstairs WC to name a few.

As well as the high specification, the property is located in a convenient and popular spot which only a short walk to the Memorial Gardens, the Town Centre, High School and train station which is on the Buxton to Manchester line.

Property details

- Three Double Bedrooms
- Extended to the Side
- Large Garden
- Two Reception Rooms
- Beautifully Presented Throughout
- Popular Location
- Modern Kitchen and Bathroom
- Viewing Recommended



About this property

In a little more detail, the accommodation on offer comprises an entrance porch which opens into the hallway with stairs leading to the first floor. The lounge has a double glazed bay window to the front, feature fireplace with exposed brick and wood effect laminate flooring. There is a doorway through to the dining room, again with laminate flooring and feature fireplace and double glazed double doors opening on to the rear patio. The kitchen is in a 'Shaker' style with a range of fitted wall and base units including corner units with contrasting black granite worktops over and inset ceramic sink. There is an integrated oven with electric hob and extractor hood over, all with modern tiled splashbacks. From the kitchen you access the utility area with plumbing for a washing machine, access door to the front and rear and downstairs WC with wash basin.

The first floor houses the landing with double glazed door to the side, bedroom one and three looking out to the front and with fitted wardrobes. Bedroom two looks out to the rear over the garden, as does the bathroom which has a stunning four piece suite comprising free standing bath, WC, shower cubicle with glass screen and wash basin. The bathroom is completed by attractive tiled splashbacks and shower cubicle and an ornate towel rail.

Externally the property is accessed via footpath leading to the front door and garden which is enclosed by hedging and flowerbeds. The rear garden, immediately from the house, has a large paved patio seating area with raised flowerbeds and nature pond and graveled pathways leading around and to a timber gazebo. From here you enter the second part of the garden which is mainly laid to lawn and flanked by well maintained and well stocked flowerbeds. There is also a timber shed with power and lighting and access gate to the side where there is off road parking for two vehicles.









DIRECTIONS

SK23 9TB

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	51 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

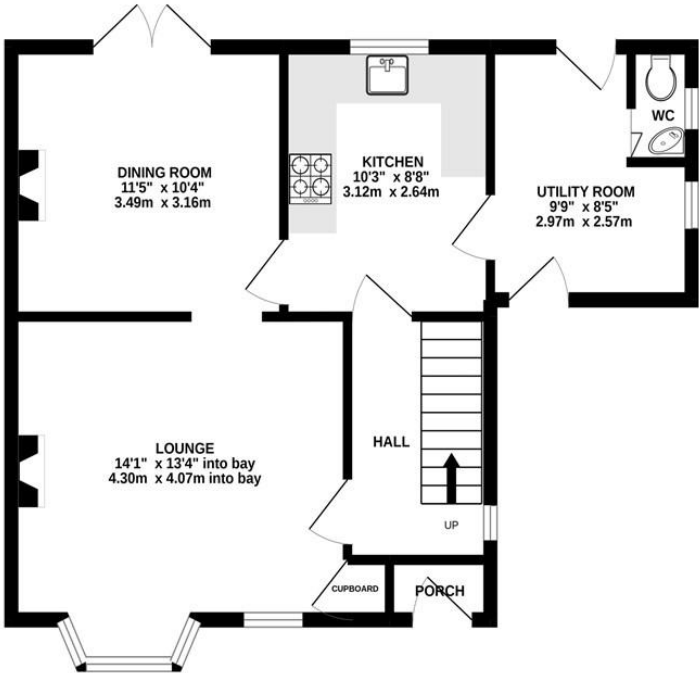
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

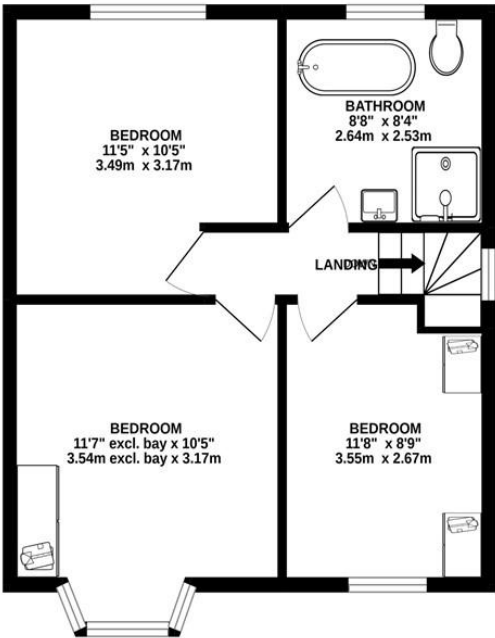
No

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



1ST FLOOR





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