



**GASCOIGNE
HALMAN**

Manchester Road, Chapel-En-Le-Frith, High Peak

**Asking Price
£600,000.00**

THE AREA'S LEADING ESTATE AGENCY



A substantial and spacious detached bungalow with views to the rear in a popular location. The property benefits from three reception rooms as well as a conservatory to the rear. It has three ground floor double bedrooms including a lounge, dining room and library, family bathroom and separate WC. The property also benefits from a first floor bedroom with study area, its own bathroom and views to Eccles Pike to the rear.

The bungalow sits on a generous plot with a large rear garden and large driveway to the front as well as a detached garage.

Located on the ever popular Manchester Road, this home is within easy reach of the town centre and all the amenities it has to offer, as well as being convenient for access to the nearby countryside.

Property details

- Detached Bungalow
- Three Ground Floor Bedrooms
- First Floor Bedroom with Bathroom
- Three Reception Rooms
- Conservatory
- Detached Garage
- Views to the Rear
- Popular Location



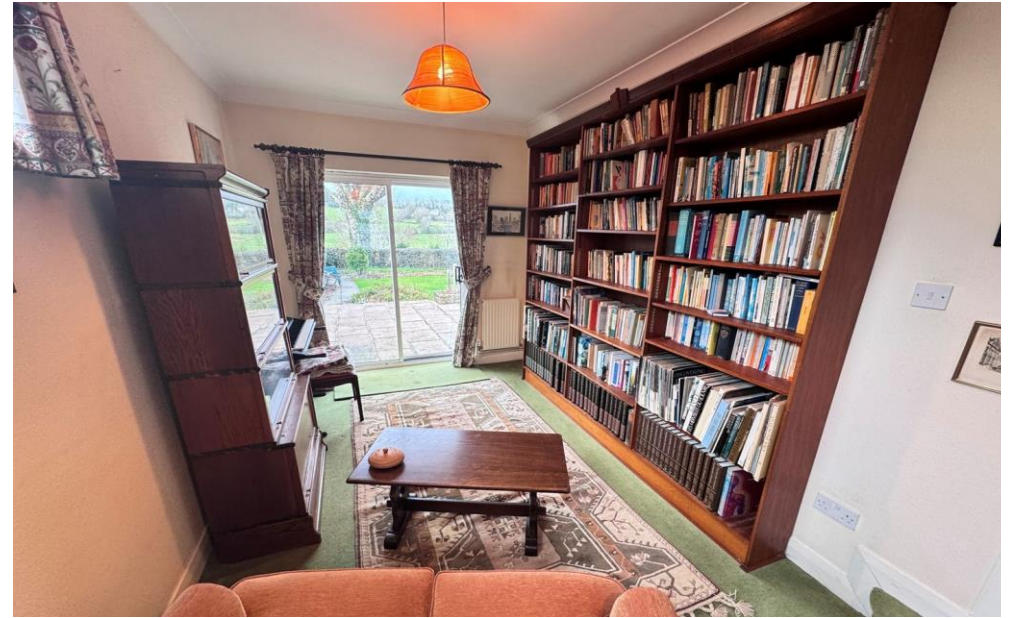
About this property

In a little more detail, the accommodation on offer comprises an entrance hallway with useful storage cupboard, lounge with fireplace and window overlooking the front garden, and opening through to the dinging to the rear. Also off the lounge is the library which is a dual aspect room with double glazed window to the front and double glazed doors opening onto the patio to the rear. The kitchen has a range of wall and base units, space for a dining table and doorway through to the conservatory which has a sink unit and plumbing for washer.

Bedroom one looks out to the front, has a bank of fitted wardrobes and a wash basin. Bedroom three looks out to the side of the house while bedroom two looks to the rear, has fitted wardrobes and a wash basin. There is a separate WC and bathroom complete with WC, wash basin and shower area with shower boarding.

To the first floor, a staircase opens into the study area with opening through to the bedroom, both of which have dormer windows to the rear with lovely views over the garden and up to Eccles Pike. There is a separate bathroom including WC, wash basin and shower cubicle. There is an access door opening into the loft space providing useful storage.

Externally there is a large driveway to the front surrounded by mature shrubs and hedging, providing off road parking and access to the detached garage. The rear garden has been well maintained and includes paved patio seating areas, flowerbeds and hedging and mature trees.











DIRECTIONS

SK23 9TP

COUNCIL TAX BAND

E

TENURE

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		
69-80	C		69 C
55-68	D	63 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

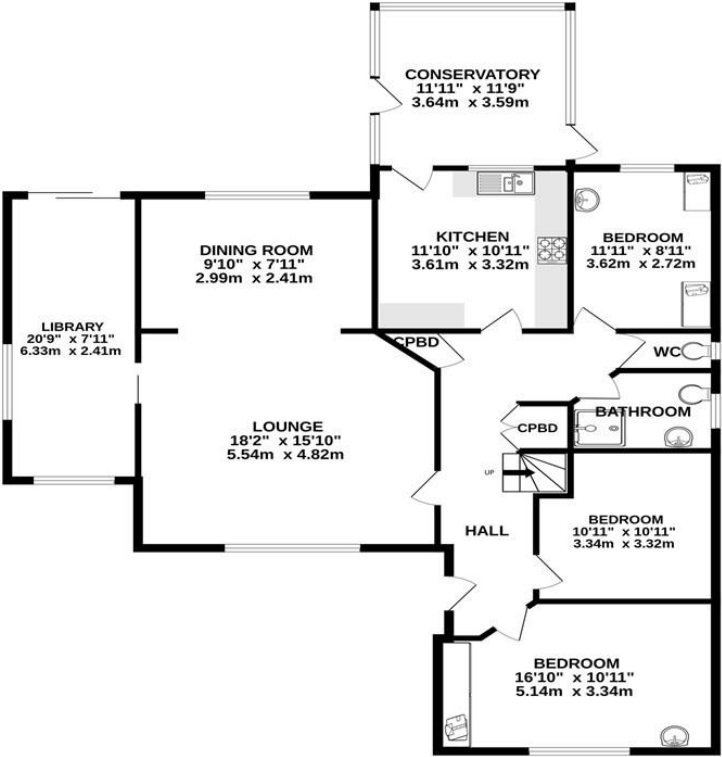
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

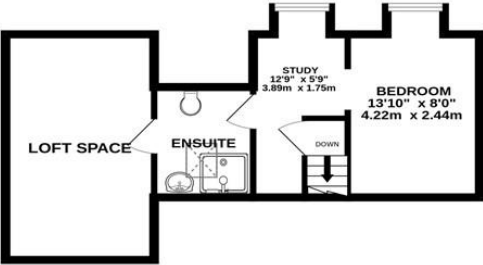
No

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GROUND FLOOR
1491 sq.ft. (138.5 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1865 sq.ft. (173.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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