



**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Longmeade Drive, Chapel-En-Le-Frith, High Peak  
**Asking Price £249,950**



Situated in the sought-after location of Longmeade Drive, this beautifully presented extended semi-detached house offers an excellent opportunity for buyers seeking a comfortable and stylish home. Boasting two well-proportioned bedrooms, complete with fitted wardrobes, and fantastic views to the front.

The accommodation comprises two separate reception rooms, including spacious lounge and dining room in the rear extension. The home benefits from a modern bathroom and has been maintained to a high standard throughout. Additional features include off-road parking and low maintenance gardens.

Positioned within easy reach of the local train station and close by to the surrounding countryside, as well as being convenient for access to all the town centre amenities.

## Property details

- Extended Semi Detached Home
- Two Bedrooms
- Two Separate Reception Rooms
- Beautifully Presented Throughout
- Master Bedroom with Fitted Wardrobes
- Off Road Parking
- Convenient for Train Station and Nearby Countryside
- Popular Location



## About this property

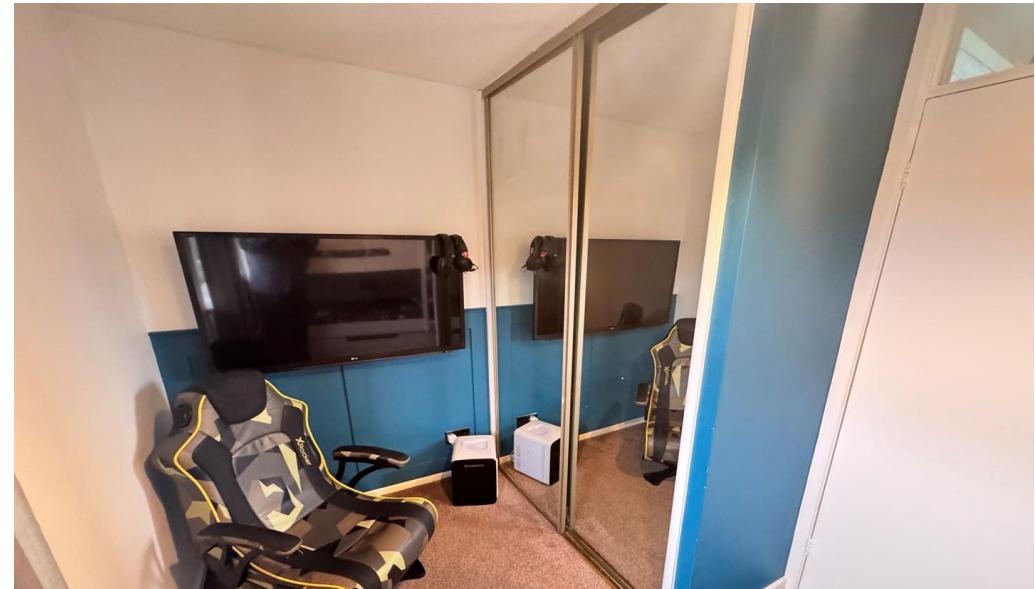
In a little more detail, the accommodation is entered into a lobby area opening into the lounge with double glazed window to the front and spiral staircase leading to the first floor. The kitchen has a range of fitted wall and base units in grey with worktops over, inset sink and drainer and integrated oven and hob. From the kitchen is access into the dining room at the rear which has a double glazed window to the side and double doors opening into the rear garden.

The first floor has a spacious landing, bedroom with views to the countryside to the front and fitted wardrobes which have internal lighting includes a vanity unit, hanging space and drawers. The family bathroom comprises a WC, wash basin and bath with shower over, glass screen and tiled walls. The second bedroom looks out to the rear over the garden and also has fitted wardrobes with mirrored door to the front.

Externally, there is a small garden to the front with driveway providing off road parking leading down the side to the rear garden which is a low maintenance space, predominantly paved with raised seating area.









## DIRECTIONS

SK23 0XP

## COUNCIL TAX BAND

B

## TENURE

Leasehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

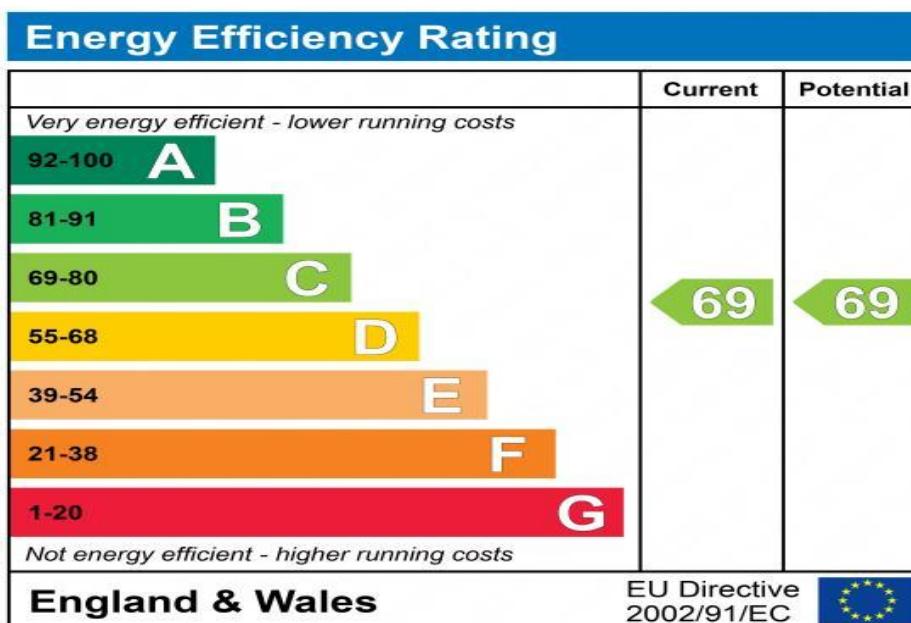
## LOCAL AUTHORITY

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

Fibre to the premises

## 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

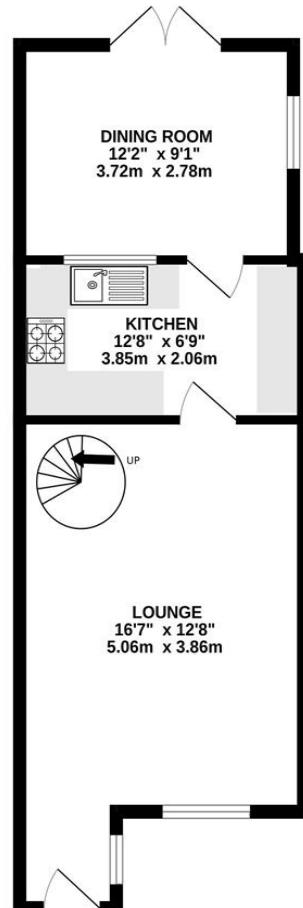
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

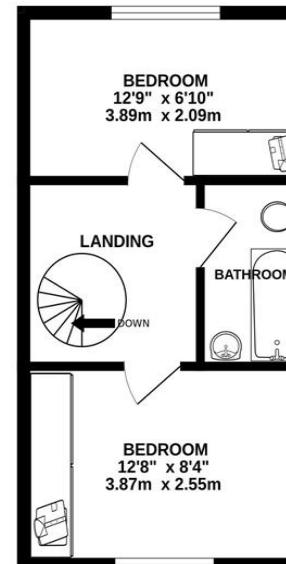
No

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  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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