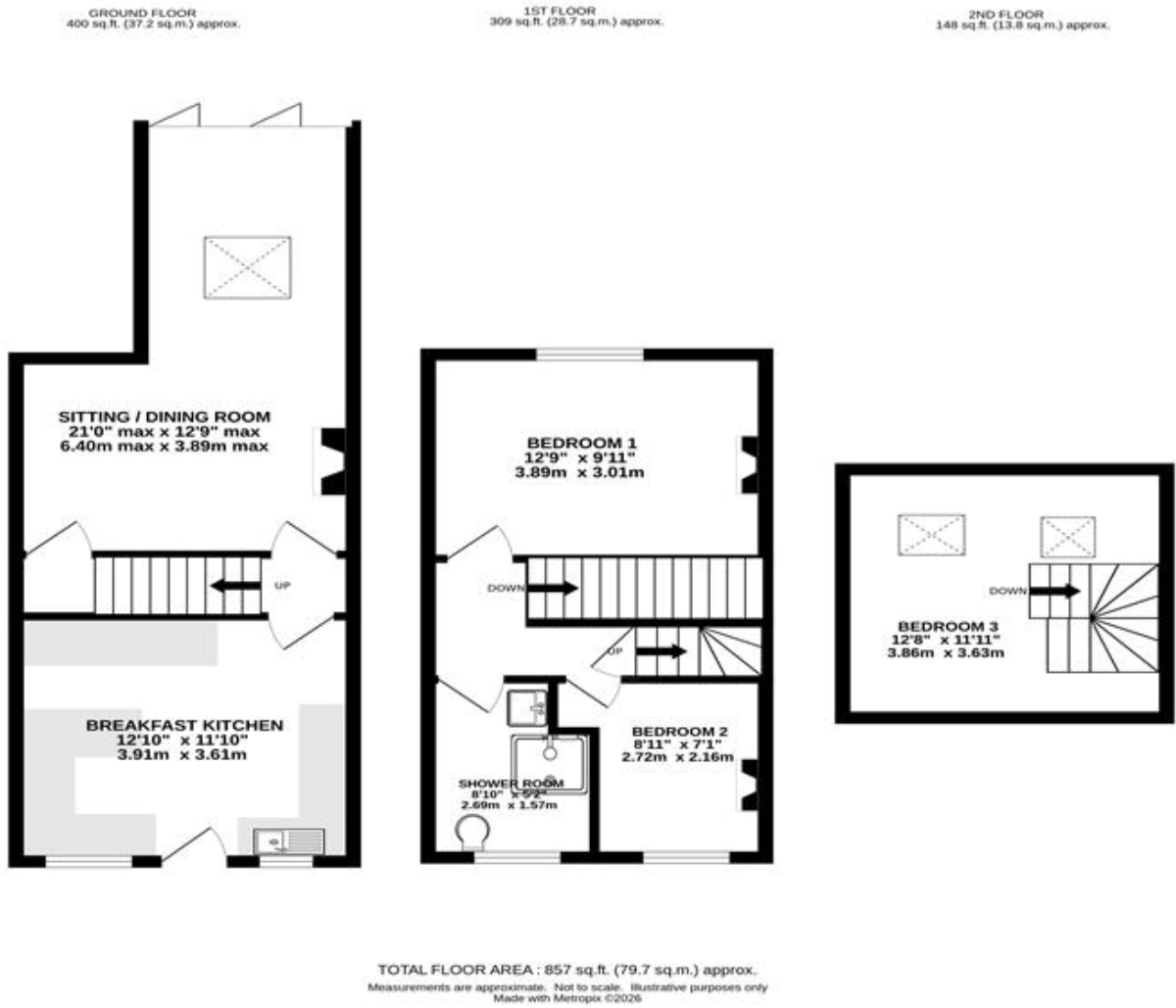


1 BELLE VUE  
Chinley  
£350,000



**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.

THE AREAS LEADING ESTATE AGENCY

Whaley Bridge  
15, Market Street, WHALEY BRIDGE SK23 7AA  
01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk



\*\*\* VIEWING STRONGLY ADVISED \*\*\*  
This stone END TERRACE COTTAGE is absolutely DELIGHTFUL and has been modernised and UPGRADED to an extremely high standard throughout. The property offers an extended living/dining room and a fitted breakfast kitchen. There are two generous DOUBLE BEDROOMS, FURTHER LOFT BEDROOM and a modern shower room. Externally there is a garden with DISTANT VIEWS and DRIVEWAY PARKING FOR TWO CARS. Located within the popular village of CHINLEY with excellent amenities and COMMUTER LINKS.

GASCOIGNE HALMAN



- A HIGHLY RENOVATED STONE END COTTAGE
- PRESENTED TO AN EXTREMELY HIGH STANDARD WITH COTTAGE FEATURES
- NEWLY INSTALLED BREAKFAST KITCHEN, SHOWER ROOM, DECOR AND FLOORINGS
- TWO BEDROOMS AND A SHOWER ROOM TO THE FIRST FLOOR

- THIRD BEDROOM TO THE SECOND FLOOR
- GENEROUS REAR GARDEN/SUN TERRACE WITH DISTANT VIEWS
- DRIVEWAY PARKING TO THE SIDE FOR TWO CARS
- PRIVATE BACKWATER LOCATION WITHIN THE VILLAGE OF CHINLEY WITH GOOD COMMUTER LINKS

**£350,000**

**1 BELLE VUE**  
Chinley



We are delighted to offer this highly renovated and upgraded stone semi detached cottage which has undergone many improvements to include a rear extension to the living area with bi-fold doors, oak beams and flooring to the ground floor, mainly underfloor heating, bespoke thumb latch oak doors, newly installed fitted kitchen with breakfast bar peninsula, shower room and new double glazed sash windows to name just a few. This delightful home also has the pleasure of a quiet backwater location within the conservation area and the popular village of Chinley offering excellent amenities and commuter links to both Sheffield and Manchester and a driveway for parking of two cars.

Further improvements include new boiler, re-wire and decor/re-plastering throughout. This Cottage has a lovely homely feel as you enter and the accommodation in more detail provides a contemporary with a cottage style fitted breakfast kitchen, inner hallway with staircase to the first floor and an extended sitting/dining room with beams, multi fuel stove and bi-fold doors out to the garden. The first floor landing leads to two generous bedrooms and a modern shower room. In addition there is a loft conversion bedroom. Externally the property is approached by a private lane from the center of the village and at the front of the property there is a generous driveway which offers parking for two cars. The rear garden is a good size and includes a sun terrace, large

lawn area with mature planted borders plus there is space for shed/greenhouse at the bottom. Viewing this home comes highly recommended to appreciate the quiet location and the beautifully upgraded presented accommodation.

#### 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. There is a highly sought after Infant/Junior School closeby.

#### DIRECTIONS

SAT NAV: SK23 6BB

#### 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. Tax Band B.

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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