



**GASCOIGNE
HALMAN**

Burrfields Road, Chapel-En-Le-Frith, High Peak
Asking Price £350,000

THE AREA'S LEADING ESTATE AGENCY



A charming stone-built end terrace house offers a superb opportunity for buyers seeking a spacious family home. Featuring three generous double bedrooms and two well-proportioned reception rooms, providing ample living space throughout.

Originally constructed as two separate cottages, the property has been thoughtfully combined to create a comfortable and versatile layout. The accommodation benefits from spacious rooms, allowing for flexible living arrangements. The well-maintained garden to the rear offers a private outdoor space, including stone built outhouse.

Additional features include off-road parking and generous four piece bathroom suite. The property is conveniently located within easy reach of Chapel-En-Le-Frith town centre, providing access to local amenities, shops, and transport links.

Property details

- Stone Built End of Terrace
- Spacious Rooms Throughout
- Three Generous Double Bedrooms
- Two Reception Rooms
- Off Road Parking and Garden to Rear
- Formerly Two Separate Cottages
- Easy Reach of Town Centre



About this property

In a little more detail, the accommodation comprises an entrance hallway, lounge extending to over 7 meters in length with double doors opening onto the garden and feature fireplace. The dining room is a dual aspect room and has various traditional storage cupboards including glass display units. The kitchen has a range of sleek, modern wall and base units in gloss white with black worktops over, inset sink and integrated appliances. Off the kitchen is a useful storage room housing the boiler and a separate downstairs WC.

The first floor includes a spacious landing giving access to all three bedrooms, each having fitted wardrobes, and the family bathroom housing a four piece bathroom suite including WC, was basin, bath and separate shower cubicle with glass enclosure, all complimented by tiled splashbacks.

Externally there is a driveway to the side providing off road parking for numerous vehicles and with a pathway leading onto the garden which is mainly laid to lawn and includes a stone built outhouse. There is also an additional, enclosed, gravelled area ideal for pot plants and a play area for children.









DIRECTIONS

SK23 0JW

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		
69-80	C		78 C
55-68	D	55 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

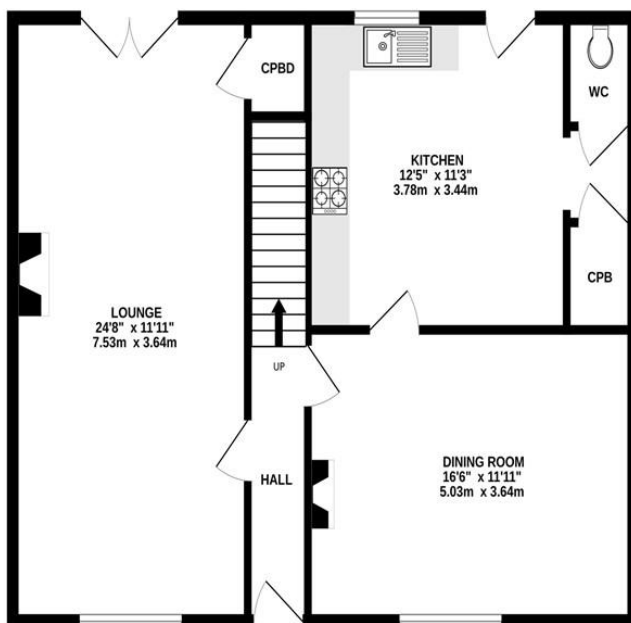
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

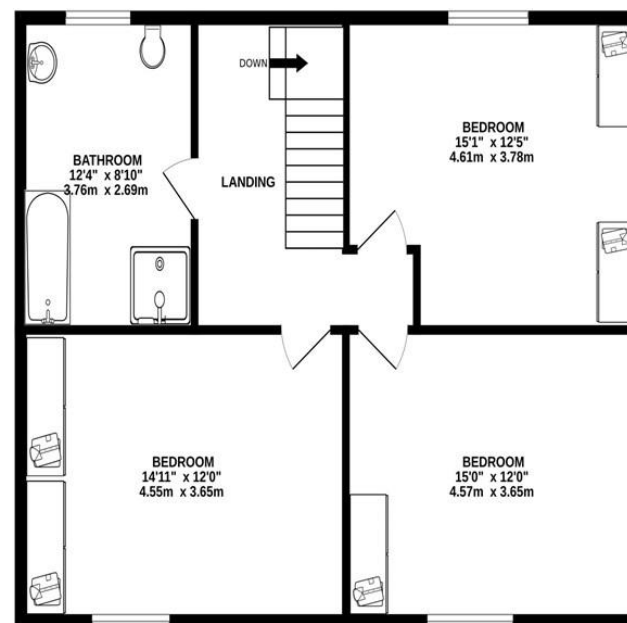
No

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GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 1552 sq.ft. (144.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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