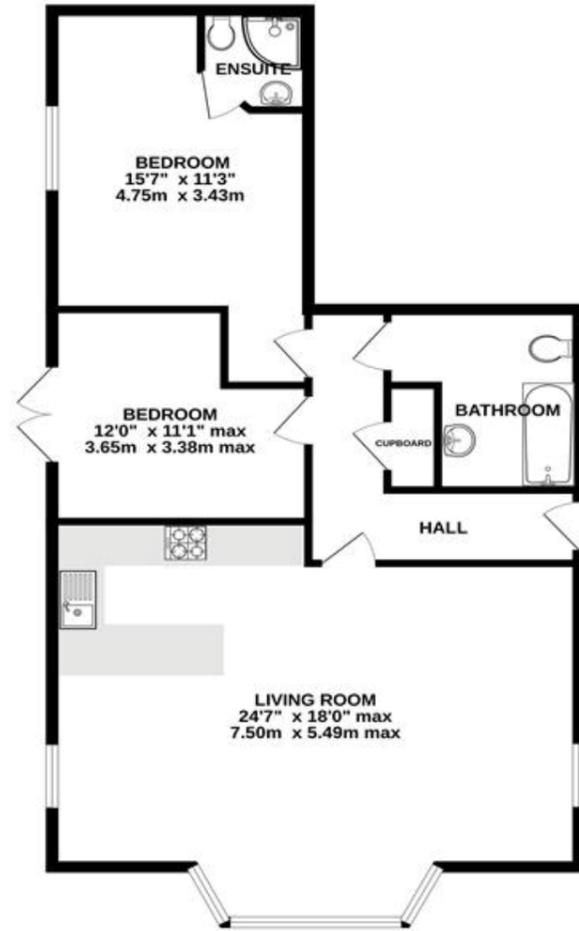


APT 5 CHINLEY LODGE

Green Lane, Chinley

£199,950

FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023



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

Chapel-En-Le-Frith

27 Market Street, CHAPEL-EN-LE-FRITH, High Peak SK23 0HP

01298 813577 chapel@gascoignealman.co.uk

gascoignealman.co.uk



A beautifully presented and spacious first floor apartment in an excellent location with lift to all floors and well maintained communal areas. The property is well appointed and has modern kitchen and bathrooms including an en-suite to the master bedroom. The living room has a triple aspect and bay window to the front allowing plenty of natural light into the space. There is also the benefit of off road allocated parking for residents of Chinley Lodge. NO CHAIN

GASCOIGNE HALMAN

- Spacious Two Bedroom Apartment
- Lift to all Floors
- Off Road Parking
- Ensuite to Master Bedroom
- Located on the First Floor

- Well Maintained Communal Areas
- Close to Village Centre and Train Station
- No chain and ready to move in.
- Desirable home or investment opportunity (Likely to command a rent of £1000 pcm)

£199,950

APT 5 CHINLEY LODGE

Green Lane, Chinley



The property is located on Green Lane and sits only a short walk to the village centre which has a variety of amenities including pharmacy, post office, cafes, and bars laundrette and local shops. Chinley train station is also only a short walk away and sits on the Manchester to Sheffield line, the bus stop for the local bus route is just opposite. There are a number of footpaths nearby providing access to the neighbouring countryside including Cracken Edge, Eccles Pike and the Old Tramway. In a little more detail, the apartment is accessed via a communal entrance which is beautifully maintained, has original parquet flooring, lift and impressive staircase leading to the first floor. Upon entering the apartment,

there is an entrance hall with intercom system and useful storage cupboard. The living room has windows to three sides with views of Eccles Pike and lower slopes of Chinley Churn, plenty of space for seating and dining and the kitchen area with a range of fitted wall and base units with fitted appliances and breakfast bar. Bedroom two has double French doors to outside and bedroom one has an en-suite shower room, mid-height tiled, comprising WC, wash basin and shower with glass screen and shower boarding. The main bathroom, also mid-height tiled, has a three piece suite including WC, wash basin and panel bath. There are parking bays to the front and rear of the building providing off road parking for residents.

LOCATION

Chinley is a picturesque semi-rural village which offers excellent day to day shopping facilities and good train links to Manchester and Sheffield. There are a variety of amenities including pharmacy, cafe bars, laundrette and also has the advantage of a recently built community centre which offers many activities and classes. 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. The apartment is within the catchment of the highly regarded Chinley Primary School. There are a number of footpaths

nearby providing access to the neighboring countryside including Cracken Edge, Eccles Pike and the Old Tramway

DIRECTIONS

SK23 6BR for your Sat Nav

TENURE

LEASEHOLD, Subject to Verification By Solicitors

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: C

VIEWING

Strictly by Appointment Through The Agent

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



gascoignealman.co.uk

GASCOIGNE HALMAN