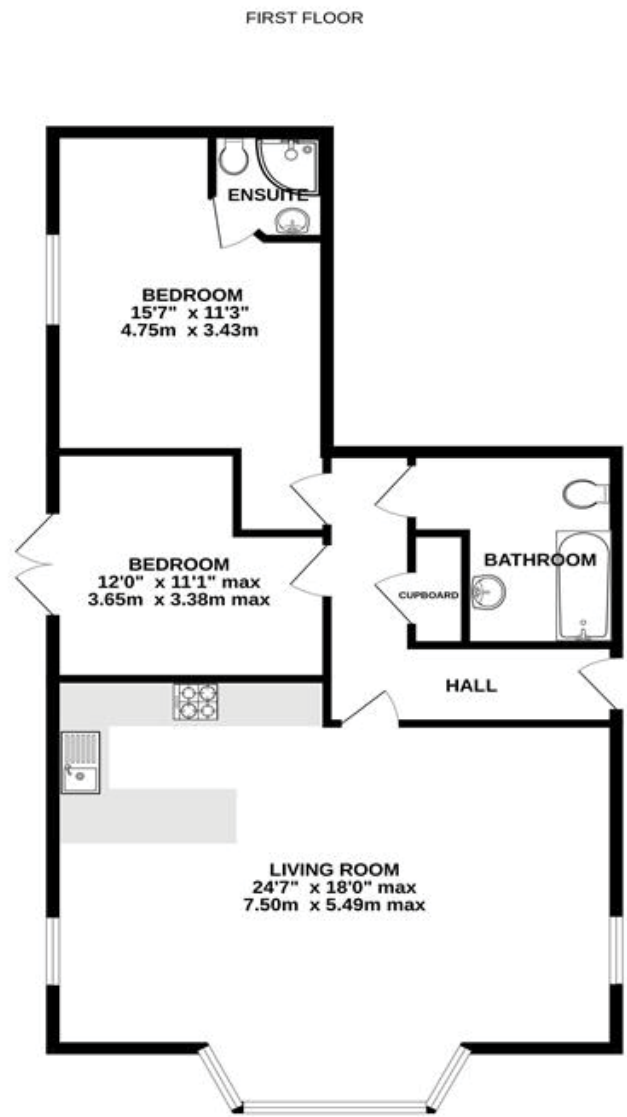


**APT 5 CHINLEY LODGE**  
Green Lane, Chinley  
**£199,950**



Measurements are approximate. Not to scale. Illustrative purposes only.  
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THE AREAS LEADING ESTATE AGENCY

Chapel-En-Le-Frith  
27 Market Street, CHAPEL-EN-LE-FRITH, High Peak SK23 0HP  
01298 813577 chapel@gascoignehalman.co.uk

gascoignehalman.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 )



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, launderette 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, launderette 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

T W E N T Y   N E T W O R K E D   O F F I C E S   T H R O U G H O U T   C H E S H I R E ,   S O U T H   M A N C H E S T E R   &   T H E   H I G H   P E A K



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