

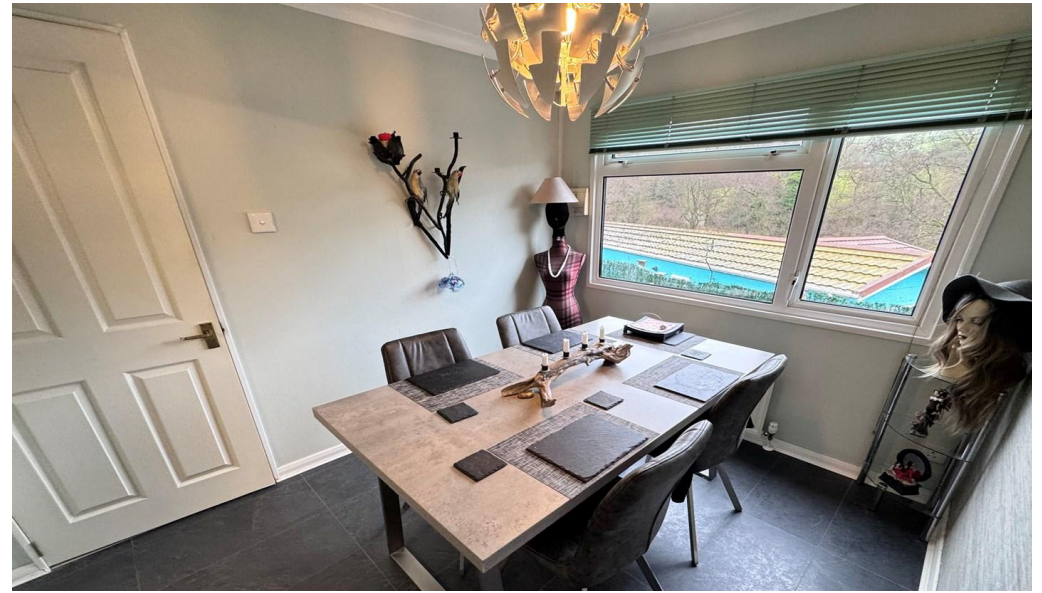


**GASCOIGNE  
HALMAN**

The Peaks, Tunstead Milton, Whaley Bridge, High Peak  
**Asking Price £165,000**

THE AREA'S LEADING ESTATE AGENCY







Situated in the sought-after location of The Peaks, Tunstead Milton, this beautifully presented two-bedroom park home offers a comfortable living environment exclusively for the over 50's, it is set in an elevated position, providing pleasant views.

The accommodation which is fully double glazed and gas central heated, comprises two well-proportioned bedrooms, bathroom, and two spacious reception rooms, allowing for versatile living and entertaining options. The property benefits from a bright and airy interior, thoughtfully designed to maximize space.

Conveniently located close to local bus routes, this home provides easy access to nearby amenities in Whaley Bridge and Chapel-en-le-Frith as well as the surrounding countryside.

## Property details

- Park Home
- Beautifully Presented Throughout
- Elevated Position
- Exclusively for Over 50's
- Two Bedrooms
- Two Reception Rooms
- Close to Bus Route



## About this property

In a little more detail, the accommodation on offer is accessed via steps from the parking area and opens into the hallway. There is a dining room with double glazed window to the front and opening into the kitchen with a range of fitted wall and base units with inset sink and drainer integrated appliances and access door to the rear. The lounge is a dual aspect room with double glazed windows to the front and side and feature fireplace. Bedroom one looks out to the rear and has a fitted wardrobe and dressing table, bedroom two looks out to the front over the park and onto the countryside beyond and also has a fitted wardrobe. The bathroom has a three piece suite comprising WC, wash basin and bath, complimented by tiled splashbacks.

Externally there is a low maintenance garden to the front with raised decked area, and parking space at the bottom of the stairs.









## DIRECTIONS

SK23 7ER

## COUNCIL TAX BAND

A

## TENURE

Leasehold

## SERVICES (NOT TESTED)

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

## LOCAL AUTHORITY

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

## PRIMARY SOURCE OF HEATING

Calor Gas

## PRIMARY ARRANGEMENT FOR SEWERAGE

Private Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Copper wire

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Yes

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Yes

## SOURCES OF FLOODING

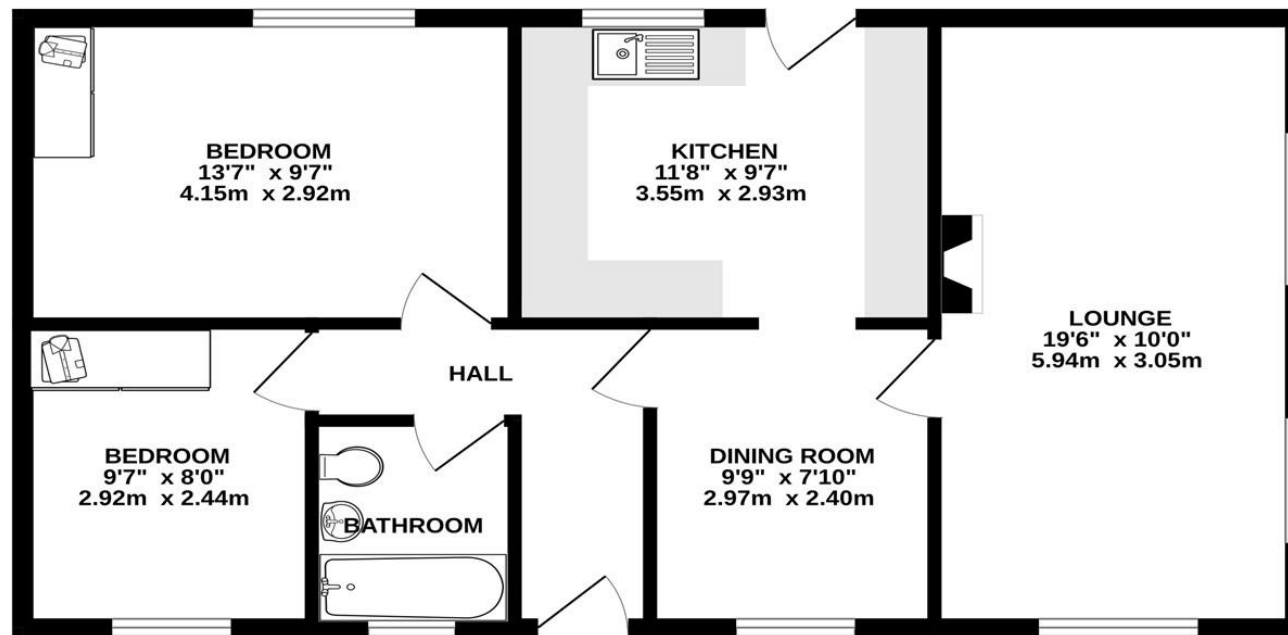
Ask Agent

## 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 684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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THE AREA'S LEADING ESTATE AGENCY

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