



92a Manchester Road, Chapel-en-le-Frith

£350,000 Freehold

Immaculate Three Bedroom Semi Detached Property • Set Over Three Levels, Finished To A High Standard Throughout • Three Double Bedrooms • Situated In A Well Sought-after Location, With Countryside On The Doorstep • Modern Family Bathroom, En-Suite To Master Bedroom & Downstairs WC • Driveway Parking & Large Garden To Rear • Close To Local Amenities, Transport Links & Surrounding Countryside Walks • Freehold - EPC B - Tax Band C



Hallway

4' 3" x 6' 5" (1.29m x 1.96m)

Hallway with tiled flooring and a composite front door featuring a glazed panel, leading off to downstairs accommodation and stairs leading to first floor.

Downstairs WC

5' 5" x 3' 1" (1.65m x 0.94m)

Fitted with a two piece suite, comprising of hand wash basin and low level WC and tiled flooring.

Lounge

12' 1" x 9' 9" (3.68m x 2.97m)

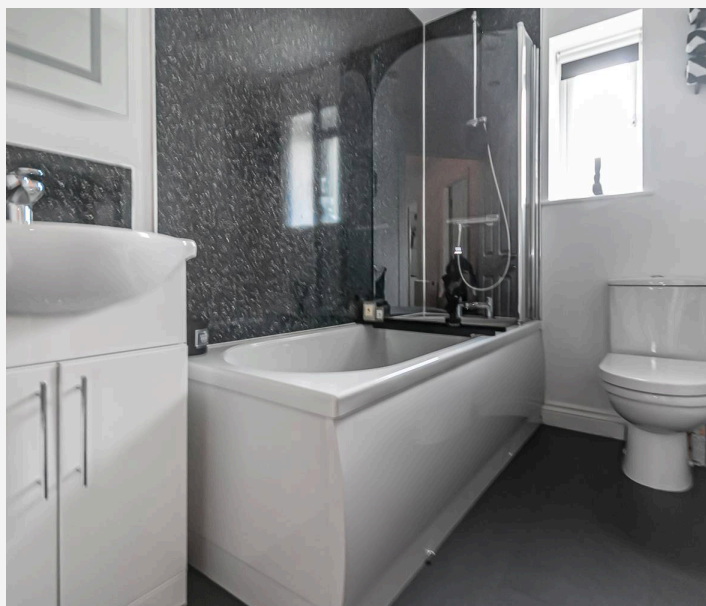
Light and airy living room with laminate flooring and a uPVC bay fronted window to the front elevation, allowing plenty of natural light to flow through the space.

Open Plan Kitchen/Dining Area

10' 11" x 16' 9" (3.33m x 5.11m)

Open plan modern fitted kitchen and dining area, fitted with a range of wall and base units and complimentary worktops. With integrated appliances including a dishwasher, electric oven, induction hob, and an extractor fan. Vinyl flooring, French uPVC doors, and a rear-facing window complete the space, while the French doors open onto a patio and beautifully landscaped garden, perfect for family living and outdoor entertaining.





Family Bathroom

7' 10" x 5' 6" (2.39m x 1.68m)

Modern three-piece family bathroom comprising a bath with overhead shower and glass screen, vanity unit with wash hand basin and chrome tap, and WC. Partially tiled for a clean, contemporary finish.

Bedroom Two

12' 11" x 10' 10" (3.94m x 3.30m)

Spacious double bedroom featuring built-in wardrobes with soft-close doors and an internal storage system. uPVC windows to the side and rear elevations.

Bedroom Three

8' 4" x 10' 9" (2.54m x 3.28m)

Second well-proportioned double bedroom, ideal as a child's bedroom, guest room, or home office space, with a uPVC window to the front elevation.

Second Floor

2' 8" x 4' 7" (0.81m x 1.40m)

Master Bedroom

13' 9" x 10' 9" (4.19m x 3.28m)

Generous master bedroom with en-suite, featuring a dormer uPVC window to the rear elevation with stunning countryside views and storage under eaves.

En-Suite

6' 3" x 5' 6" (1.91m x 1.68m)

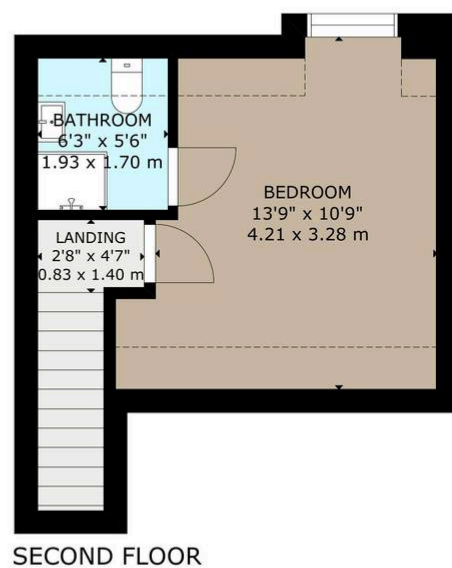
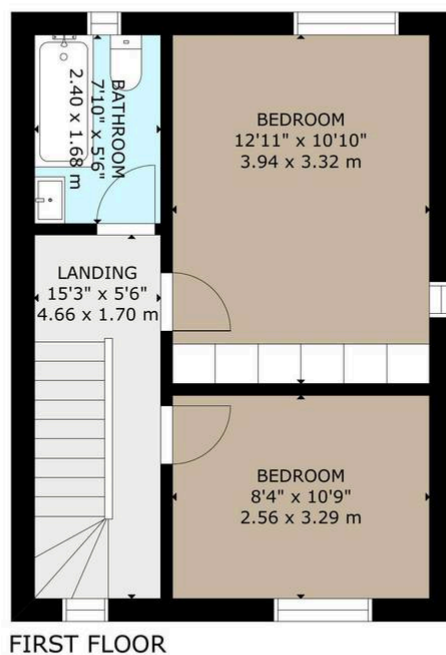
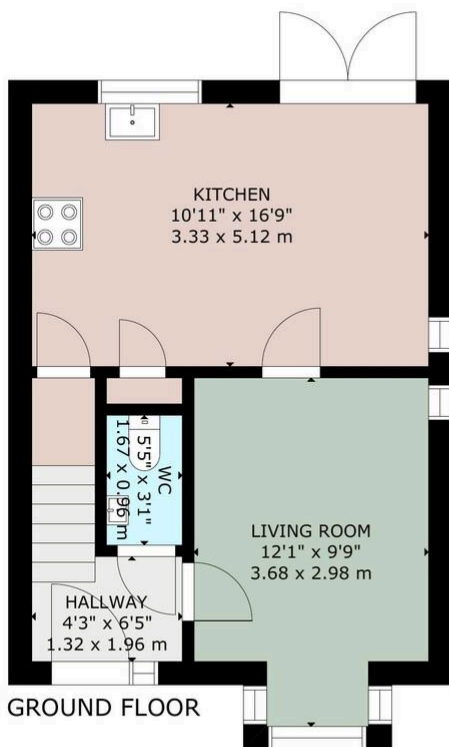
Modern en-suite bathroom comprising a shower cubicle with chrome overhead shower, hand-wash basin with storage unit, WC, and chrome towel rail. Finished with tiled flooring and a Velux window to the rear elevation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C	84	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		96
(81-91) B		
(69-80) C	86	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		





GROSS INTERNAL AREA
TOTAL: 99 m²/1,061 sq.ft
GROUND FLOOR: 38 m²/408 sq.ft, FIRST FLOOR: 37 m²/399 sq.ft, SECOND FLOOR: 24 m²/254 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY