



**GASCOIGNE  
HALMAN**

Long Lane, Chapel-En-Le-Frith  
**Asking Price £265,000**

THE AREA'S LEADING ESTATE AGENCY







Situated in the desirable location of Long Lane, Chapel-En-Le-Frith, this well-presented semi-detached house offers a comfortable and practical living space. The property features three bedrooms, a modern bathroom, and two reception rooms, providing ample accommodation for families.

The home benefits from a contemporary kitchen, and offers off-road parking alongside a detached garage for added convenience as well as garden to the front and rear.

Ideally positioned close to the local high school and train station, this property combines accessibility with a peaceful residential setting as well as being close by to various footpaths ideal for exploring the nearby countryside.

## Property details

- Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen and Bathroom
- Off Road Parking
- Detached Garage and Gardens
- Close to High School and Train Station



## About this property

In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor, the lounge has a double glazed window to the front, feature fireplace and opening into the dining room with double doors opening onto the garden. The kitchen has a range of fitted wall and base in white with contrasting black worktops over, inset stainless steel sink and drainer and integrated oven and hob.

The first floor houses the landing bedroom one looking out to the front, bedroom two and three look out to the rear with bedroom three having a useful fitted wardrobe. The family bathroom includes a storage cupboard, WC, wash basin and bath with shower over and glass screen, all complimented by an attractive tiled splashback.

Externally, there is a garden to the front with driveway providing off road parking leading down the side of the house to the detached garage at the rear. The rear garden has a paved patio seating area leading on to a lawned garden with gravelled area to the rear ideal for pot plants.









## DIRECTIONS

SK23 0TA

## COUNCIL TAX BAND

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## TENURE

## SERVICES (NOT TESTED)

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

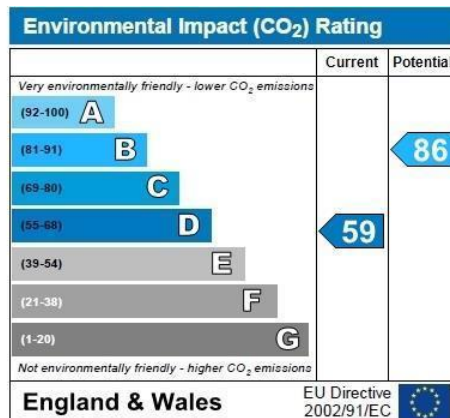
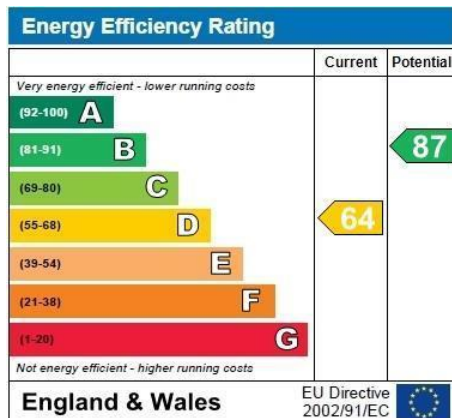
## LOCAL AUTHORITY

High Peak Borough Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

## PRIMARY SOURCE OF ELECTRICITY

Ask Agent

## PRIMARY SOURCE OF WATER

Ask Agent

## BROADBAND CONNECTION

Ask Agent

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

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

Ask Agent

## SOURCES OF FLOODING

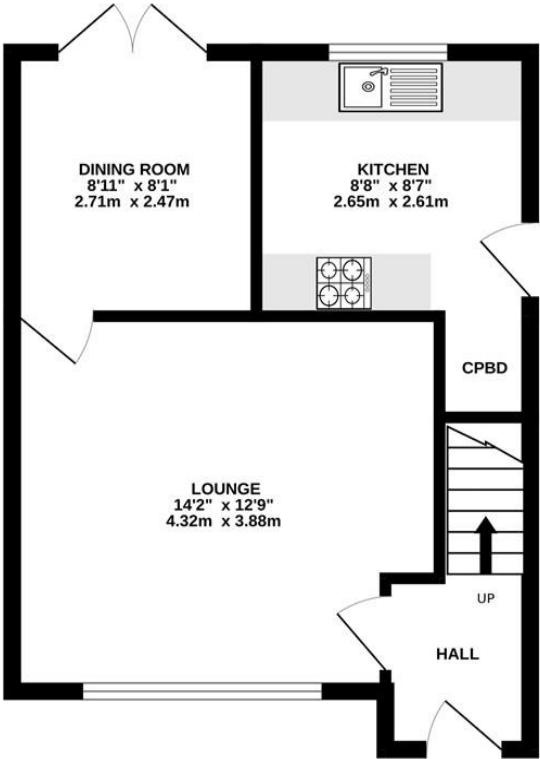
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

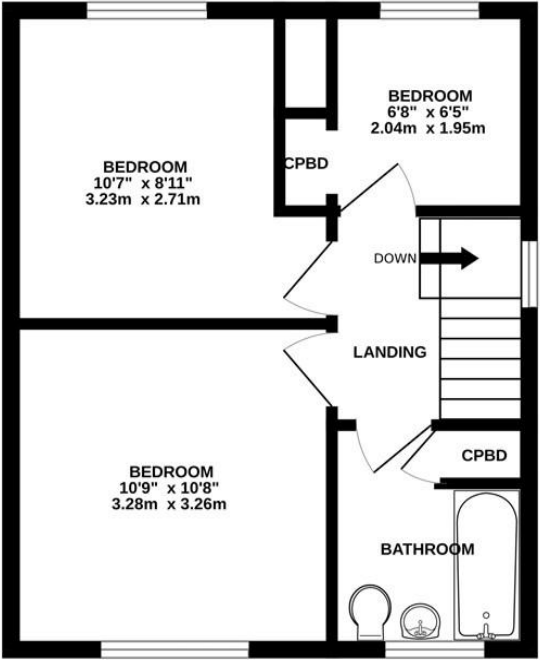
Ask Agent

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GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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