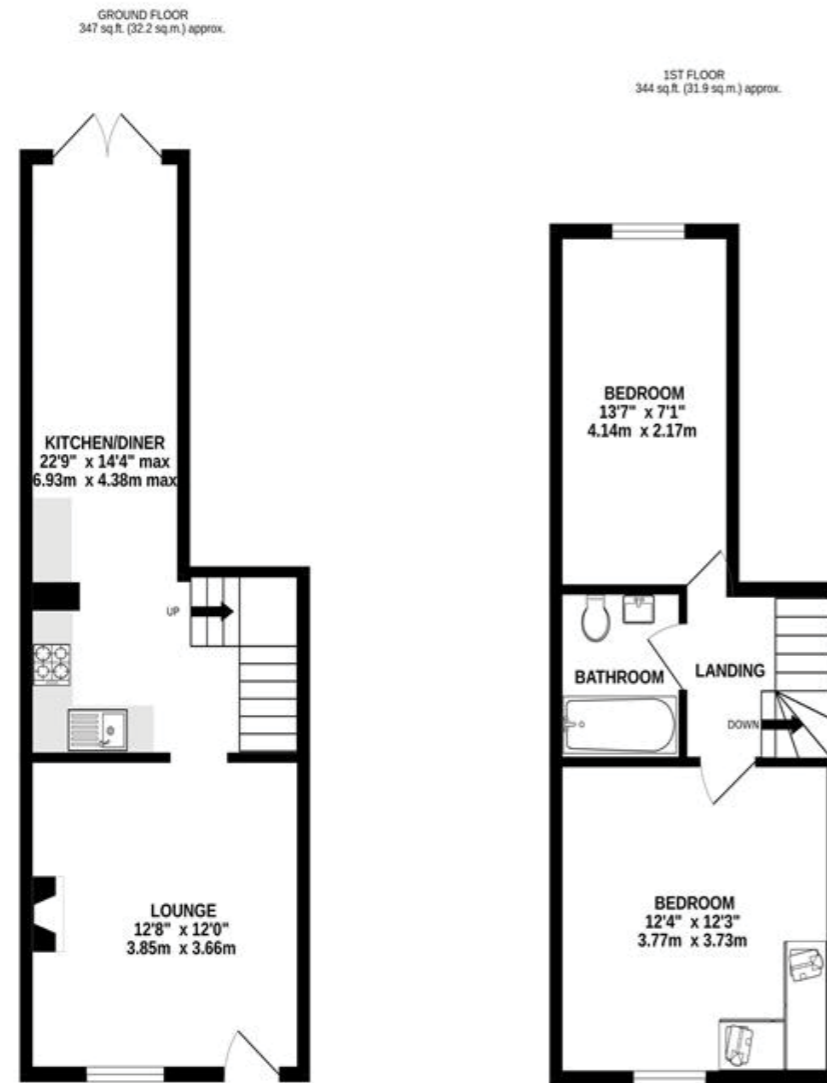
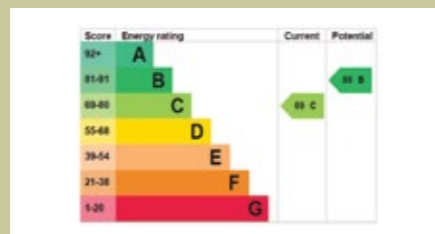


LYNDALE
Tom Lane, Chapel-en-le-Frith
£242,250



TOTAL FLOOR AREA: 690 sq.ft. (64.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Mergo 12/25



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they 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



A beautifully presented and recently renovated traditional cottage with views over Combs reservoir to the front. The property has undergone significant improvement and offers modern and contemporary fitting throughout blended with traditional features including exposed ceiling beams and stonework. The living accommodation offer a cosy lounge and spacious kitchen dining room with double doors opening on to the rear garden. There is a bright and airy landing with two generous bedrooms and attractive family bathroom on the first floor. Externally there is an enclosed low maintenance garden to the rear.

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



GASCOIGNE HALMAN

- Traditional Cottage
- Recently Renovated
- Two Generous Bedrooms

- Spacious Kitchen Diner
- Modern Kitchen Diner
- Low Maintenance Garden to Rear

£242,250

LYNDALE

Tom Lane, Chapel-en-le-Frith



Located in Tunstead Milton, between Chapel-en-le-Frith and Whaley Bridge, the property is convenient for exploring the nearby countryside yet still convenient for local amenities. There is a 199 bus stop close by which provides public transport between Buxton and Manchester airport via Stockport.

In a little more detail the accommodation on offer comprises a lounge with double glazed window to the front, exposed ceiling beams, stone flagged floor and log burning stove inn feature fireplace. There is an opening into the kitchen diner which also has a stone flagged floor, a range of modern, handleless gloss white kitchen units with worktops over, inset sink and drainer and

integrated appliances. Double doors open onto the garden which is a low maintenance stone paved space with gravelled area for pot plants and bin store. The first floor has the landing with exposed beam and skylight window allowing natural light into the space. Bedroom one looks out to the front over the reservoir and up to Ladder Hill and has fitted wardrobes. The family bathroom has a modern three piece suite comprising WC, washbasin and bath with shower over and glass screen, all complimented by 'metro' tiled walls. Bedroom two is another well proportioned room with double glazed window to the rear and views out to Eccles Pike

LOCATION

Chapel-en-le-Frith, known as 'The Capital of the Peak' nestles in an upland valley in the High Peak and is surrounded by dramatic landscape of gritstone ridges and shapely hills. The town takes its name from a small chapel built in 1225 by the keepers of the Royal Forest that is now the Church of St Thomas Becket, where 1,500 Scottish soldiers were imprisoned during the Civil War. The historic town centre also features a traditional marketplace which still has its original renowned stocks which the local cafe takes its name. A common phrase you here many resident say is "We are so lucky to live here" even after living in the town for decades. That is further, solid evidence, if ever it was needed that Chapel-en-le-Frith and its

surrounding towns and villages are an excellent place to set up home.

DIRECTIONS

SK23 9UN for your Sat Nav

TENURE

Freehold.

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. Council Tax Band: A

VIEWING

Strictly by appointment through the agents.

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



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