



## 21 Laneside Close

Chapel-en-le-Frith, SK23 0TS

£365,000





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We are delighted to offer for sale this charming semi detached family home. The three bedroom accommodation is well presented throughout and has the benefit of uPVC sealed unit double glazing and gas fired central heating. There is a single garage and driveway parking and an extremely generous plot with rear garden comprising of lawns, patio areas, many mature trees, shrubs, firs and plants. Offered for sale with no onward chain. The property sits in an extremely generous plot offering a potential purchaser the opportunity subject to any necessary planning consents to extend. Viewing is highly recommended.

## DIRECTIONS:

From our Buxton office turn right and bear right at the roundabout. Proceed along Station Road and head out of Buxton on the A6 towards Stockport. Continue along this road, through the village of Dove Holes and bear left at the roundabout, continuing along and turning left into the slip road signposted for Chapel-en-le-Frith. Proceed through the town and after passing The Market Place on the right, take the next left turning into Horderns Road. At the end of Horderns Road turn right into Cromwell Avenue and immediately right again into Laneside Close. The property can be found at the end of the cul de sac on the right.

## GROUND FLOOR

### Entrance Porch

With uPVC sealed unit double glazed window to front and main entrance door.

### Hallway

10'10" x 5'5" (3.30m x 1.65m)

With single radiator, telephone point and stairs to first floor.

### Kitchen

13'9" x 7'2" (4.19m x 2.18m)

Fitted with a range of base and eye level units and work surfaces incorporating a stainless steel single drainer sink unit with tiled splashbacks. With integrated oven with four ring gas hob and extractor over, space for fridge/freezer, double radiator and uPVC sealed unit double glazed window to front.

### Utility Room

8'5" x 3'1" (2.57m x 0.94m)

Fitted with a range of base and eye level units and display cupboards with tiled work surfaces. uPVC sealed unit double glazed window and door to front, single radiator and space for tumble dryer.

### Dining Room

14' x 8'4" (4.27m x 2.54m)

With a feature brick fireplace surround and mantle over incorporating a coal effect living flame gas fire. Single radiator and uPVC sealed unit double glazed sliding patio doors leading out to the rear garden.

### Lounge

21' x 16'4" (6.40m x 4.98m)

Featuring a marble fireplace surround with mantle over incorporating a coal effect electric fire. Single radiator, television aerial point and uPVC sealed unit double glazed windows looking to the rear garden.

## FIRST FLOOR

## Landing

With loft access.

## Bedroom One

10'8" x 10'6" (3.25m x 3.20m)

With single radiator and uPVC sealed unit double glazed window to rear.

## Bedroom Two

10'5" x 7'9" (3.18m x 2.36m)

Single radiator and uPVC sealed unit double glazed window to front.

## Bedroom Three

9'8" narrowing to 7'2" x 8'4" (2.95m narrowing to 2.18m x 2.54m)

Single radiator and uPVC sealed unit double glazed window to front.

## Bathroom

With tiled walls and fitted with a suite comprising corner bath with shower over, low level suite wc and vanity wash hand basin. With single radiator and frosted uPVC sealed unit double glazed window.

## OUTSIDE

## Garage

15'10" x 7'7" (4.83m x 2.31m)

With light and power and up and over door. Approached by a block paved driveway suitable for the off road parking of several vehicles.

## Garden

The rear garden is of extremely generous proportions with lawned areas, patio areas, flagged pathways and mature flowerbeds, trees, firs, bushes and shrubs.

## NB

In order to comply with The Estate Agents Act 1979 we must disclose that our client is related to an employee of Jon Mellor and Company Estate Agents.





## Road Map



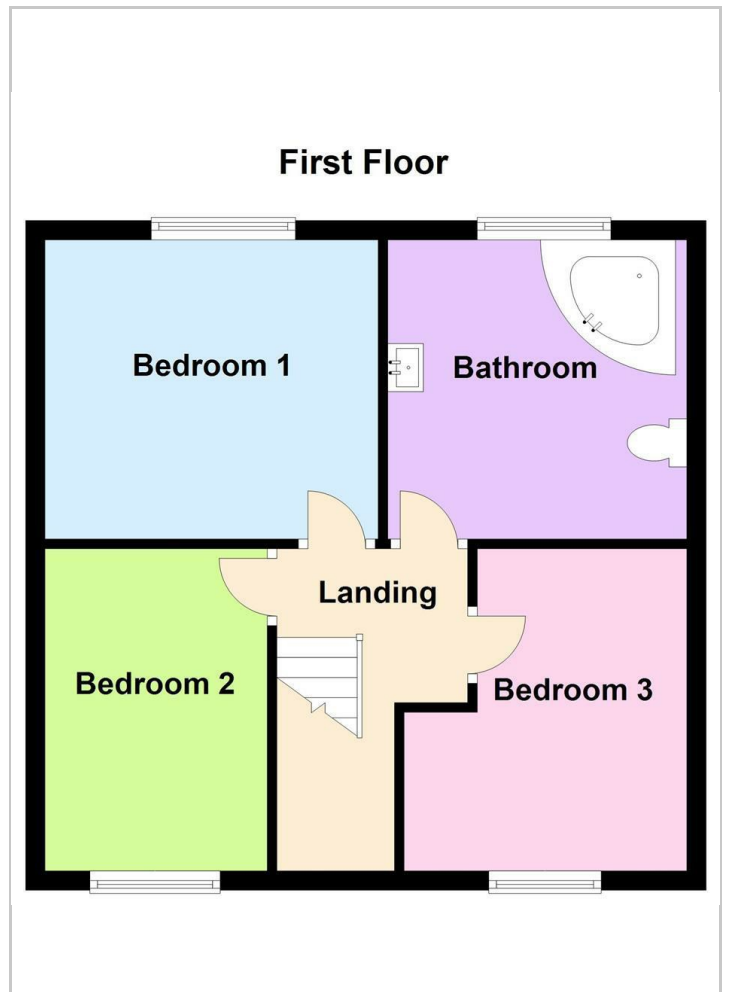
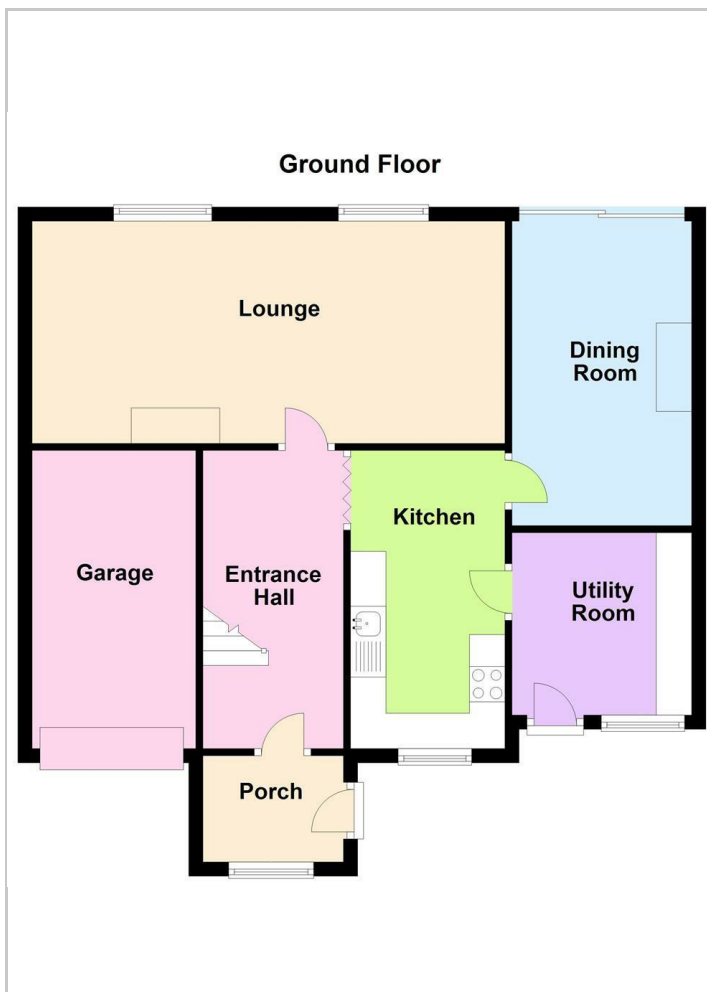
## Hybrid Map



## Terrain Map



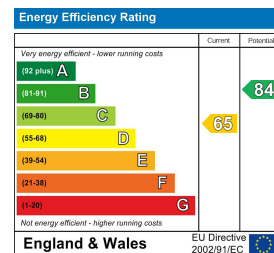
## Floor Plans



## Viewing

Please contact our Buxton Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### Important Notice

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