



## 00 Anchor Fold, Chapel-En-Le-Frith, SK23 0PD Offers in excess of £225,000

**\*\* ATTENTION BUYERS \*\***

Goodmove are delighted to offer this three three-bedroom (plus loft room) mid-terrace property.

The property offers a great space and briefly consists of: Entrance hall, a living room with storage, a kitchen with fitted base and wall units, and plenty of space for white goods and access to the rear garden. Stairs then lead to the first floor landing with three bedrooms and a house bathroom. Stairs lead to a loft room.

To the rear is a generous garden with open aspect views, private with plenty of space to sit and enjoy the sun and lawn. A gravelled garden also to the front.

Located in the pretty market town of Chapel En Le Frith which is an area in the borough and civil parish of High Peak in Derbyshire. Dubbed the "Capital of the peak" by many, the location will appeal to many and has central access to the stunning rolling hillside and countryside walks that the peak district has to offer. Alongside the beautiful area, the town has plenty of amenities including shops, restaurants, schools and has good access to both Buxton and Macclesfield.



**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            |           |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  |                            |           |
| (55-68) D                                   |  |                            |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                            |           |
| (92 plus) A   |  |                            |           |
| (81-91) B   |  |                            |           |
| (69-80) C   |  |                            |           |
| (55-68) D   |  |                            |           |
| (39-54) E   |  |                            |           |
| (21-38) F   |  |                            |           |
| (1-20) G  |  |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                            |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive<br>2002/91/EC |           |

