



This three-bedroom semi-detached family home is situated within a popular area of the Market Town of Chapel-en-le-Frith, close to the Peak District National Park. Internally, the property includes an entrance hall, a spacious living room that seamlessly connects to the kitchen, and a ground floor bathroom. The first floor features a landing with access to the loft space, a generously sized primary bedroom, and two additional bedrooms. Outside, the property offers off-road parking for two vehicles and a raised front patio. At the rear, you'll find a secluded lawned garden with a patio seating area. Bowden Lane enjoys an ideal location, close to local amenities, schools, road, and rail transport connections.

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MISREPRESENTATION ACT 1967.

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#### HALLWAY

UPVC door, under stairs storage cupboard, tiled flooring and stairs to the first floor.

#### LIVING ROOM

15'11 x 9'06 (4.85m x 2.90m)

x2 UPVC double glazed window, radiator, and an open connection to the kitchen.



#### KITCHEN

9'07 x 12'0 (maximum) (2.92m x 3.66m (maximum))

UPVC door, x2 UPVC double glazed window, fitted units at both base and eye levels, a four-ring gas hob, integral oven, stainless steel sink and drainer with a chrome mixer tap, plumbing for a washing machine, radiator and tiled flooring.



#### BATHROOM

6'09 x 5'02 (2.06m x 1.57m)

x2 UPVC double glazed windows, bath with an electric shower fitment, WC, pedestal wash basin with chrome taps over, radiator, partially tiled walls, and tiled flooring.



#### LANDING

Loft access.

#### BEDROOM ONE

15'11 x 9'07 (4.85m x 2.92m)

x2 double glazed windows and a radiator.



#### BEDROOM TWO

10'01 x 8'07 (3.07m x 2.62m)

UPVC double glazed window and a radiator.



#### BEDROOM THREE

11'07 x 6'06 (3.53m x 1.98m)

UPVC double glazed window and a radiator.



#### EXTERIOR

To the rear, there is an enclosed lawned garden and patio seating areas. To the front elevation, there is parking for two vehicles.

