



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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SALES

£372,500

3

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6 Rosebay Gardens
Chapel-En-Le-Frith SK23 0UF



Nestled in the charming area of Rosebay Gardens, Chapel-En-Le-Frith, this modern three-bedroom house offers a delightful blend of contemporary living and comfort. Built in 2017, this new build property spans an impressive 904 square feet, providing ample space for families or those seeking a stylish home.

The property features a kitchen/diner, perfect for both casual meals and entertaining guests. The open-plan layout creates a welcoming atmosphere, allowing for seamless interaction between the kitchen and dining areas. The kitchen is designed with modern fixtures and fittings, making it a joy to cook and gather with loved ones.

Three well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. Natural light floods through the windows, enhancing the inviting ambience throughout the home.

One of the standout features of this property is the internal garage, providing convenient storage or parking options. Additionally, the patio doors lead to a lovely rear garden, ideal for enjoying the outdoors, whether it be for a morning coffee or summer barbecues.

This house is not just a home; it is a lifestyle choice, situated in a desirable location that combines the tranquillity of suburban living with easy access to local amenities. With its modern design and thoughtful layout, this property is sure to appeal to those looking for a contemporary residence in a picturesque setting. Don't miss the opportunity to make this beautiful house your new home.

Entrance Hall:
Composite front door, radiator, door to the garage.

Kitchen / Diner:
(28ft x 20ft)
NEW KITCHEN!! Attractive fitted kitchen, comprising of shaker design floor and wall cupboards and larder unit, compressed laminate worktops, integrated fridge / freezer and dishwasher, oven and microwave, stainless steel sink, 5 ring gas hob and extractor fan.

Separate WC
Low flush WC with concealed cistern, UPVC window, radiator, pedestal wash basin.

Dining Room
(12ft 4in x 8ft)
UPVC bay window with window seat, radiator.

Integrated Garage:
(16ft 5in x 7ft 6in)
Worcester Greenstar combi, Up and over door.

Landing:
UPVC window.

Bedroom:
(13ft 10in x 1ft 5in)
UPVC window, radiator.

En-Suite Shower Room:
Large shower enclosure, wash hand basin, and low flush WC with concealed cistern, UPVC window, extractor fan, central heated towel rail.

Bathroom:
Panelled bath, wash hand basin and low flush WC with concealed cistern, UPVC window, Radiator, linen cupboard.

Bedroom:
(14ft 4in x 8ft)
UPVC window, radiator.

Bedroom:
(10ft 1in x 9ft to wardrobe fronts)
Fitted wardrobes, UPVC window, radiator.

Outside:
Very attractive rear garden laid to paved patio area and lawn, raised decked area.

Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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