

# Crowthertner | Key

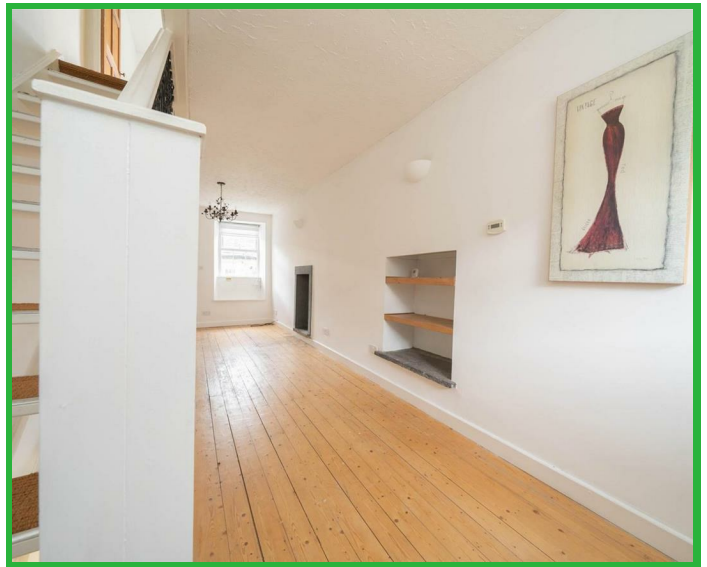
SALES



£259,995



2 Chapel Street  
High Peak SK23 7LT



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.

Misrepresentation Act 1967 and Consumer Protection Regulation

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Benefiting from gas central heating served by a modern Worcester combi boiler and uPVC double glazing, the property is ready to move into and sits within an easy, level stroll of the town's independent shops, cafes, canal basin and railway station.

#### Location

Chapel Street lies right in the centre of Whaley Bridge, a popular and well-served Peak District town in the High Peak area of Derbyshire, with the shops, canal basin and railway station all within a few hundred yards. Known as the "Gateway to the Goyt Valley" and sitting at the head of the scenic Peak Forest Canal, the town offers an appealing mix of independent shops, cafes and pubs, together with a primary school, health centre and the well-used Memorial Park. The railway station is a short, level walk away, with direct Buxton Line services reaching Manchester Piccadilly in around 40 minutes and Buxton in under 20, while the nearby A6 gives easy access to Stockport, Buxton and the wider road network. Open countryside and Peak District walks are, quite literally, on the doorstep.

#### Lower Ground Floor

Kitchen/Breakfast Room – 16'9" × 8'9" (5.11m × 2.67m)

Fitted with a range of base and wall units with worktops over and matching wall cupboards, four-ring stainless steel gas hob with stainless steel and glass extractor hood over, built-under stainless steel electric oven, plumbing for a dishwasher, double radiator and two uPVC double glazed windows.

#### Utility Area

Small rear utility area with plumbing for a washing machine.

#### Bathroom

Panelled bath with shower and screen over, pedestal wash basin, low flush WC, uPVC double glazed window and radiator.

#### Ground Floor

Lounge – 25'3" × 8'9" (7.70m × 2.67m)

A generous reception room with two uPVC double glazed windows and a double radiator.

#### First Floor

Bedroom One – 10'0" × 9'0" (3.05m × 2.74m)

uPVC double glazed window and double radiator.

#### Separate WC

Low flush WC and wash hand basin.

Bedroom Two – 9'9" × 5'10" (2.97m × 1.78m)

uPVC double glazed window, double radiator and a built-in cupboard housing the Worcester combi boiler.

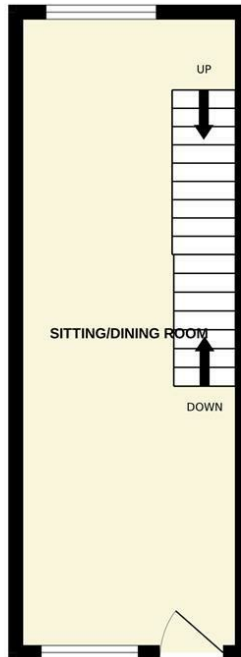
#### Important Notice

These particulars are intended to give a fair and substantially correct general description of the property and do not constitute, nor form part of, an offer or contract. 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 their accuracy is not guaranteed. Any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. All measurements are approximate. No services, appliances, equipment or facilities have been tested and no warranty is given as to their condition or operation. Purchasers are advised to make their own enquiries and to commission their own surveys and searches. The vendor has confirmed and approved these details prior to publication. These particulars are produced in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (which replaced the Property Misdescriptions Act 1991).

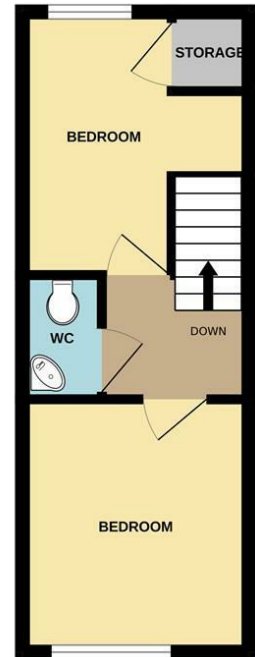
GROUND FLOOR



FIRST FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

CALL US ON 01298 214441 OR EMAIL [sales@crowtherkey.co.uk](mailto:sales@crowtherkey.co.uk)