

# JULIAN WADDEN







Bowden Lane  
Chapel-en-le-frith  
Guide price £500,000



Square Footage: 2967  
Council Tax Band: N/A  
Tenure: Freehold  
Service Charge:  
Sat Nav Directions: SK23 0QP

"Bowden Hall East" is a spacious Grade II listed four bedroom semi detached family home spanning nearly 3000 sq ft and set in a generous 3/4 acre plot.

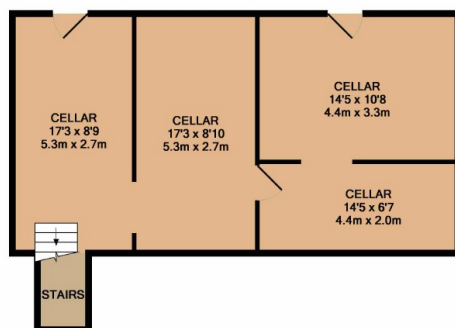
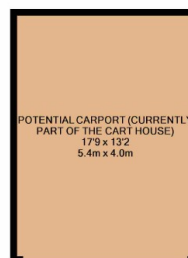
Idyllically set within picturesque countryside whilst only 5 minute drive from Chapel-en-le-Frith village revealing an array of bars, restaurants and great local schools. The local train station gives access to Manchester Piccadilly in 47 minutes.

In brief the property offers to the ground floor; spacious family lounge, separate sitting room, potential area for new staircase, kitchen diner with door leading to rear patio and bedding area. The cellar chambers can be accessed by the internal hallway.

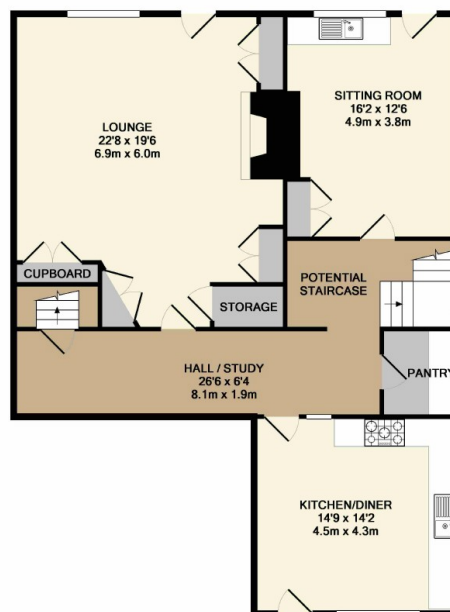
The first floor reveals four double bedrooms one of which is currently a kitchen. A family bathroom and a further store which could be converted into another bathroom. The master bedroom is exceptionally large with the space to add a ensuite bathroom.

Externally the property offers off road parking, a car port and a raised garden.

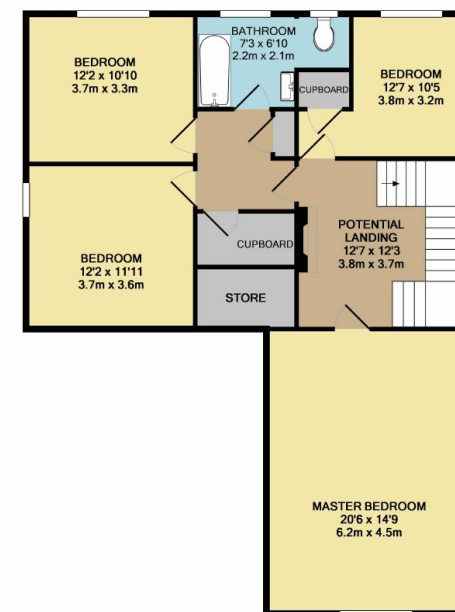




BASEMENT LEVEL  
APPROX. FLOOR  
AREA 572 SQ.FT.  
(53.2 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1386 SQ.FT.  
(128.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1029 SQ.FT.  
(95.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2967 SQ.FT. (275.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**JULIAN  
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