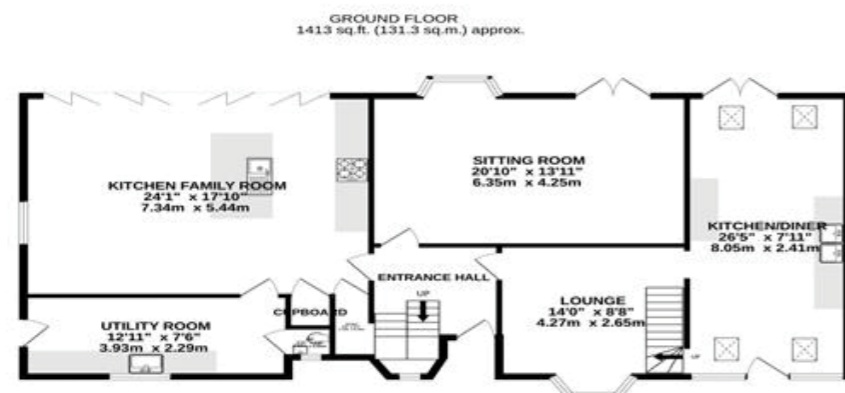


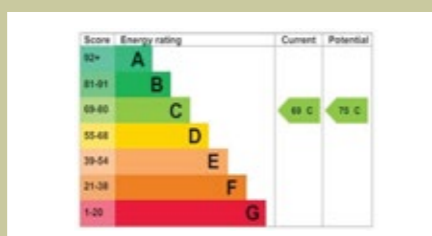
15 ECCLES ROAD
 Chapel-En-Le-Frith
£800,000



TOTAL FLOOR AREA : 3135 sq.ft. (291.2 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with MetroPix ©2024



A beautifully presented and imposing detached home in an enviable position with wonderful views to the rear. This substantial home is well appointed throughout and has undergone significant improvements by the current vendors. The accommodation has been designed to have versatile living space and there is an adjoining three double bedroom annexe. There remains an internal access to the main house which could be utilised to incorporate it into the main house. The hub of the house is the stunning kitchen family room which has bi-folding doors opening onto the rear garden, a quality kitchen and island unit. In addition to the three bedrooms in the annexe, there are four principal bedrooms in the main house with the master suite having an ensuite and walk in wardrobe and bedroom four, on the second floor having use of its own shower room.



NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) 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 any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Chapel-En-Le-Frith

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GASCOIGNE HALMAN

- Stunning Four Bedroom Detached Home
- Kitchen Family Room With Bi-Folding Doors to Rear
- Master Suite with Walk in Wardrobe and Ensuite

- Great Views to the Rear
- Adjoining Three Double Bedroom Annexe
- Great Location

£800,000

15 ECCLES ROAD

Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises an entrance hallway with switchback staircase leading to the first floor, a lounge with bay window overlooking the rear garden, the kitchen family room which has a wealth of space, Shaker style wall and base units with solid oak worktops over, island units with the sink, breakfast bar, plenty of space for dining and seating and bi-folding doors opening onto the rear patio. Off the kitchen is a small, very handy study/home office, the utility room with plumbing for washing machine and access to the downstairs WC. The first floor houses the landing, beautiful family bathroom with free standing bath, WC and wash basin. Bedroom two and three both over look the rear garden

and have views over the town and up to Combs Moss and Castle Naze. The master suite also looks out to the rear and has a walk in wardrobe and ensuite shower room complete with WC, wash basin and shower with glass screen. Bedroom four is on the second floor and has skylight windows to the front and rear, a bank of fitted wardrobes and access to a shower room with WC, wash basin and shower cubicle. Externally there is off road parking to the front on a tarmac driveway with block paved and stone cobbled perimeter. Timber fencing separates the driveway from the side patio which has been create to provide a peaceful area ideal for alfresco dining and BBQ's. The rear garden also has a stone paved patio leading onto a lawned garden and barked play area. The elevated position means that even in the garden,

there are lovely views over the town and to the countryside beyond.

LOCATION

Chapel-en-le-Frith, known as 'The Capital of the Peak' nestles in an upland valley in the High Peak and is surrounded by dramatic landscape of gritstone ridges and shapely hills. The town takes its name from a small chapel built in 1225 by the keepers of the Royal Forest that is now the Church of St Thomas Becket, where 1,500 Scottish soldiers were imprisoned during the Civil War. The historic town centre also features a traditional marketplace which still has its original renowned stocks which the local cafe takes its name. A common phrase you here many resident say is "We are so lucky to live here" even after living in the town for decades. That is further, solid

evidence, if ever it was needed that Chapel-en-le-Frith and its surrounding towns and villages are an excellent place to set up home.

DIRECTIONS

SK23 9RP for your Sat Nav

TENURE

FREEHOLD Subject to Verification by Solicitors **SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

High Peak Borough Council

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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