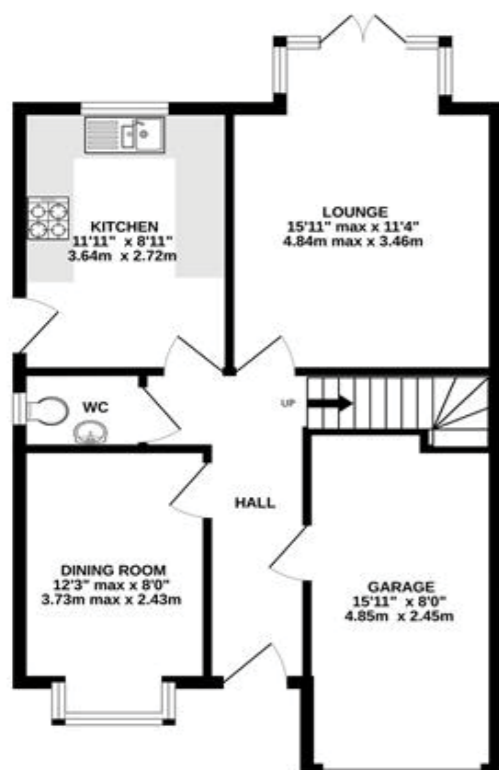


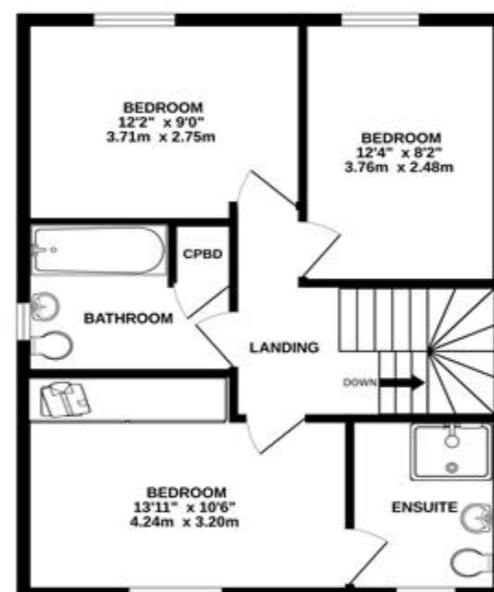
18 ELEY WAY
 Chapel-En-Le-Frith
£380,000



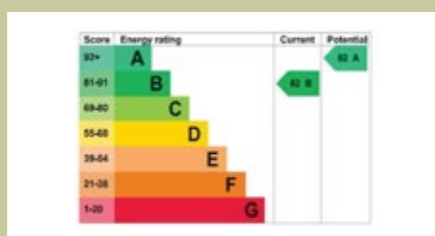
GROUND FLOOR
 589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
 528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1117 sq.ft. (103.8 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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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

27 Market Street, CHAPEL-EN-LE-FRITH, High Peak SK23 0HP
 01298 813577 chapel@gascoignehalman.co.uk

gascoignehalman.co.uk



A beautifully presented and well proportioned three double bedroom modern property on a popular development with an open aspect to the front. This excellent family home also has two reception rooms, fitted bedroom furniture and ensuite shower room to the master bedroom as well as an integral garage which has an access door off the entrance hall. There is off road parking and garden to the front which wraps around the side of the house and to the rear garden which is a generous size and enclosed by timber fencing.

GASCOIGNE HALMAN

- Modern Detached Home
- Three Double Bedrooms
- Attached Garage

- Enclosed Garden to Rear
- Open Aspect to the Front

£380,000

18 ELEY WAY

Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor, wood effect flooring, access door into the garage and the downstairs WC with wash basin. The dining room has a double glazed bay window to the front overlooking the green, the kitchen has an access door to the side and a range of sleek, modern wall and base units with under unit lighting, stone effect worktops and matching upstands. Integrated appliances include a fridge freezer, dishwasher, electric oven and gas hob with extractor hood above. The lounge is a comfortable and bright room with a double glazed bay to the rear with double doors opening onto the patio.

To the first floor, you will find the landing, master bedroom looking out to the front with a bank of fitted wardrobes and ensuite shower room complete with WC, wash basin and shower cubicle with glass enclosure and tiled splash backs. Bedrooms two and three look out to the rear over the garden and another green. The family bathroom has a useful storage cupboard, WC, wall mounted wash basin and bath with shower over and glass screen. Externally there is a real feel of space; at the front there is block paved off road parking on the driveway providing access to the garage, a garden mainly laid to lawn which, along with the paved pathway, extends around the side of the house to the gated rear garden. The rear has a paved patio seating area accessed off the lounge, paved hard standing for a shed and

lawned area all enclosed by timber fencing.

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 0UH 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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