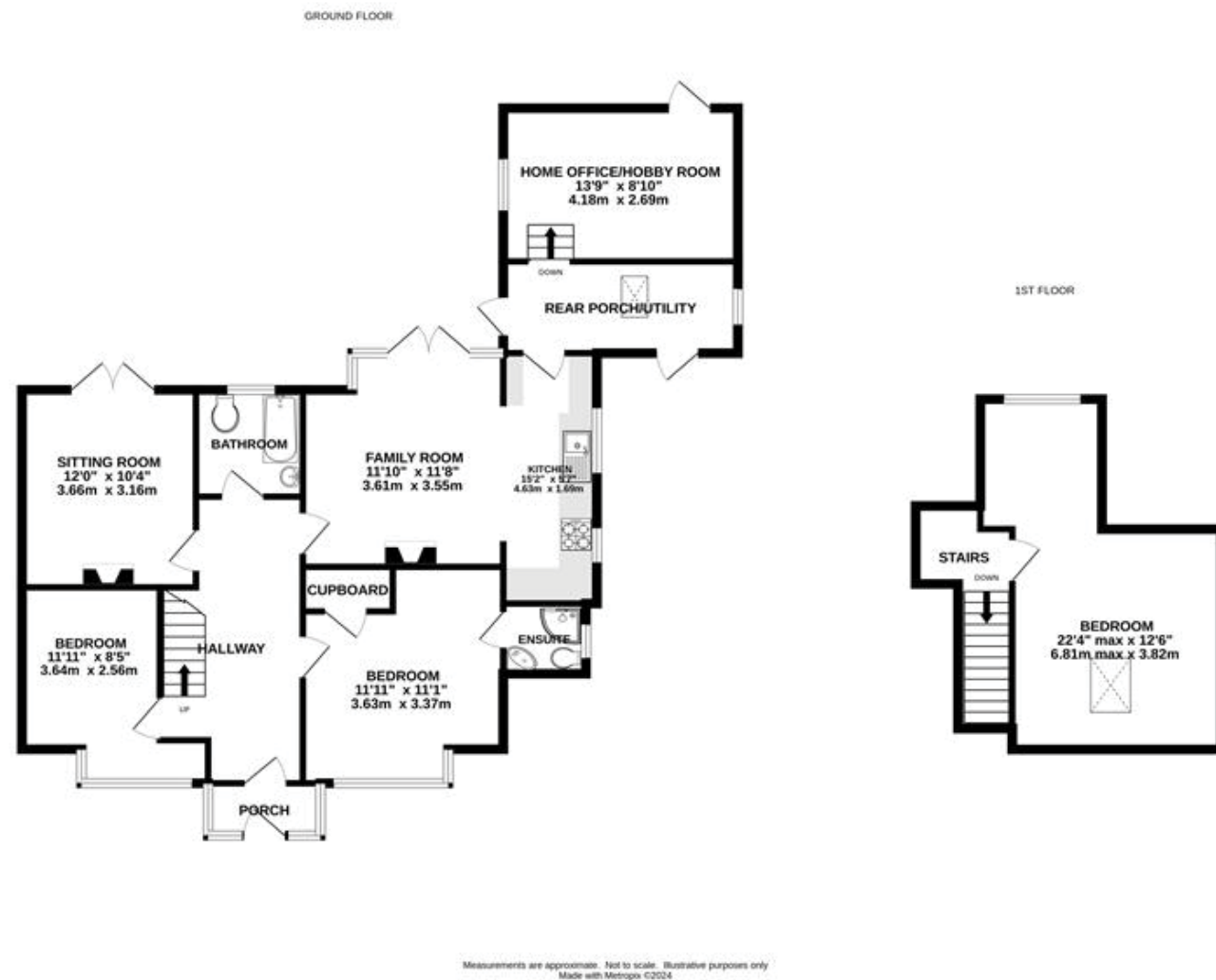


**8 BROOKLANDS ROAD**

Chapel-En-Le-Frith

**£385,000**



A beautifully presented and well appointed three bedroom detached bungalow on a generous corner plot. The property has undergone significant improvements by the current owners to create a stunning home with modern fittings, ensuite to master bedroom and first floor bedroom with stunning views to the rear. The living accommodation includes an impressive kitchen family room, separate sitting room and a home office/hobby room. These are accompanied by the family bathroom and two ground floor bedrooms, the master bedroom having an ensuite shower room. A first floor bedroom offers stunning views to the rear over the town and up to Eccles Pike. The property sits on a corner plot offering generous space with gardens to three sides, there is off road parking on a driveway to the rear leading to the detached garage.

**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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[gascoignehalman.co.uk](http://gascoignehalman.co.uk)



**GASCOIGNE HALMAN**



- Beautifully Presented Detached Bungalow
- Three Bedrooms
- Ensuite to Master Bedroom
- Generous Corner Plot

- Modern Fittings Throughout
- Detached Garage
- Two Receptions and Hobby Room

£385,000

8 BROOKLANDS ROAD

Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises an entrance porch leading into the hallway which has the staircase leading to the first floor. The family room is a beautiful space with double doors opening to the rear, log burning stove and opening into the kitchen which has a range of fitted wall and base units with granite worktops over, tiled splashbacks, extractor fan and space for white goods. Off the kitchen is a useful rear porch/utility room with plumbing and power and steps down into the home office/hobby room. The sitting room is a lovely cosy room which also has double doors opening onto the rear patio and a feature fireplace. Bedroom one has a double glazed bay window to the front fitted storage cupboard and ensuite shower comprising WC, wash basin and shower cubicle with glass enclosure and tiled splashbacks. Bedroom two has a

double glazed bay window to the front and under stairs storage/snug area. The first floor houses a landing with storage space, bedroom three, which has eaves storage, fitted wardrobe and a dormer window overlooking the rear garden and up to Eccles Pike. Externally there is a garden to the front with lawn and flowerbeds, a paved pathway to the front door which leads around the side of the house to the rear porch. The side and rear gardens are enclosed by hedging providing privacy and are mainly laid to lawn with various paved seating areas including a sunken patio. There is a driveway at the end of the garden which leads to the detached garage accessed via up and over door to the front. The rear garden is a generous size and could potentially be used as a separate building plot subject to any relevant planning permissions and approvals.

#### 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 0PW 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. Council Tax Band: C

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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