



**GASCOIGNE  
HALMAN**

Eccles Road, Chapel-En-Le-Frith, High Peak  
**Asking Price £500,000**

THE AREA'S LEADING ESTATE AGENCY







A beautifully presented, well appointed and generously proportioned detached home in a hugely popular location. The property has been wonderfully maintained and presents living accommodation of three reception rooms along with three bedrooms with the master bedroom having an ensuite shower room. The kitchen and bathrooms all have quality, attractive, modern fittings and there are views over the neighbouring fields from the bedrooms at the front of the house. The property is warmed via gas central heating, is fully double glazed and also benefits from an attached garage and utility room.

Located on Eccles Road, the property is within very easy of the town centre and market place where you will find a number of amenities including shops, cafes, doctors and Post Office to name a few. Eccles Pike, a popular local landmark and prominent peak is also only a short walk from the front door.

## Property details

- Beautifully Presented Detached Home
- Three Reception Rooms
- Modern Kitchen and Bathrooms
- Ensuite to Master Bedroom
- Views to the Front
- Popular Location



## About this property

In further detail, the accommodation on offer is accessed through the porch into the spacious hallway with wood panelled walls, plate rack staircase leading to the first floor and downstairs WC with wash basin. The lounge has a double glazed leaded bay window to the front, gas fire in fireplace and double doors opening into the dining room which has access to the snug with windows to both sides and double glazed doors opening into the rear garden. The kitchen has space for a dining table and attractive light olive, shaker style wall and base units with worktops over and matching upstand. There are integrated appliances including a fridge freezer, dishwasher, electric oven and gas hob. Off the kitchen is the utility room with base units, plumbing for washing machine and access door to the side.

The first floor houses the landing, family bathroom with fully tiled walls, wash basin in vanity unit, bath and separate shower cubicle with glass enclosure. There is also a separate WC with matching tiled splashback. Bedroom two looks out over the rear garden and has fitted bedroom furniture. Bedroom three also has fitted bedroom furniture and a dual aspect which looks out to the front over the fields. Bedroom one also looks out to the front and has an ensuite shower room comprising wash basin, WC and shower cubicle with glass enclosure and tiled splashbacks.

Externally the property is approached by the driveway providing off road parking and access to the attached garage. There is a well maintained front garden mainly laid to lawn and surrounded by flowerbeds and various shrubs. The rear garden has paved patio seating areas, raised lawn flanked by flowerbeds and enclosed by timber fencing.



















## DIRECTIONS

SK23 9RP

## COUNCIL TAX BAND

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## TENURE

Freehold

## 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.

## EFFICIENCY RATING

## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Ask Agent

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

Ask Agent

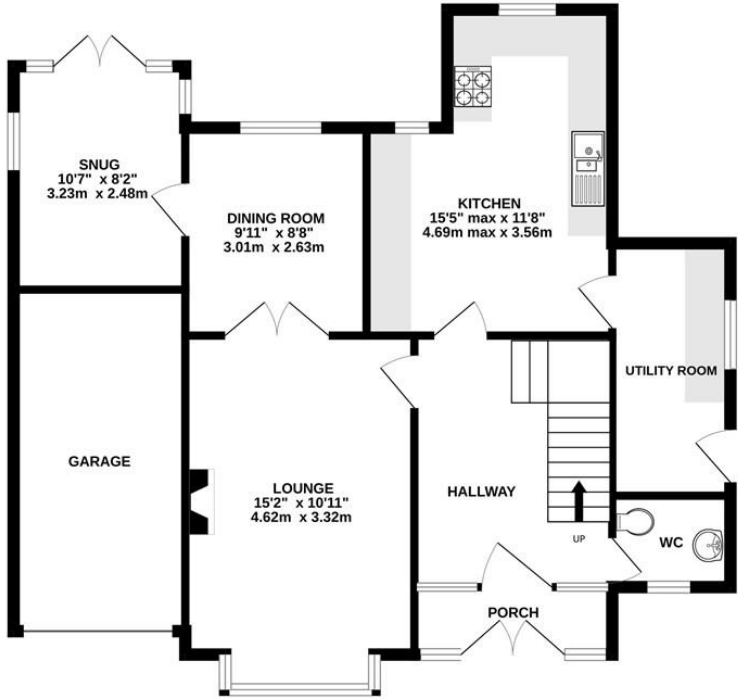
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

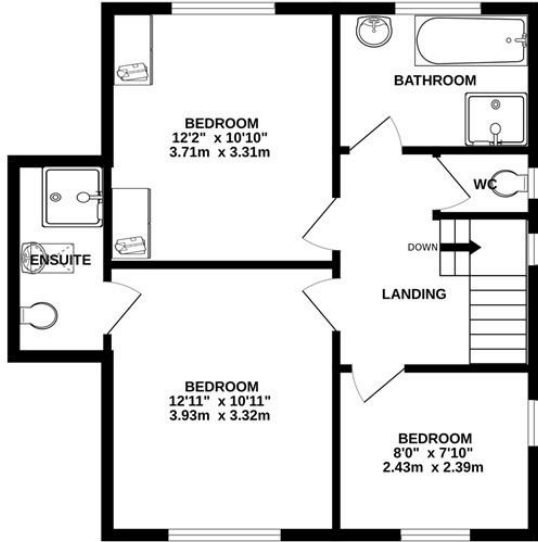
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GROUND FLOOR  
870 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1419 sq.ft. (131.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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