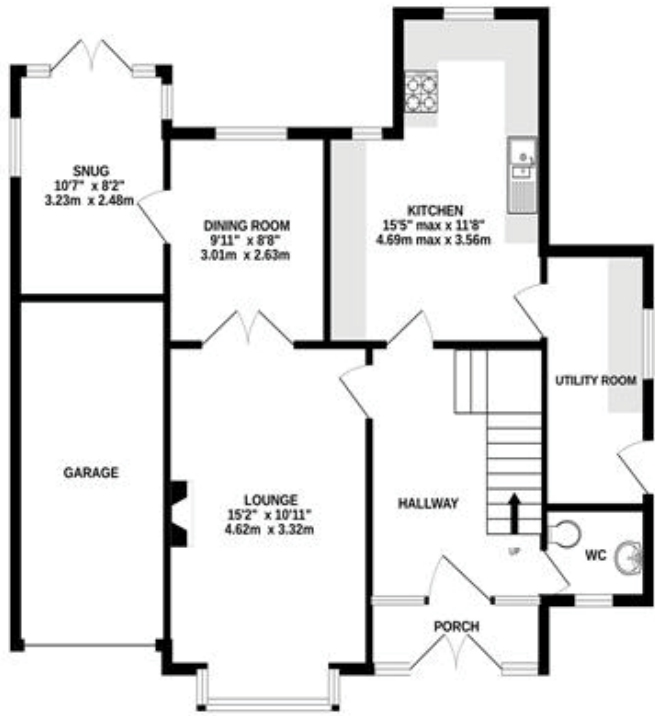
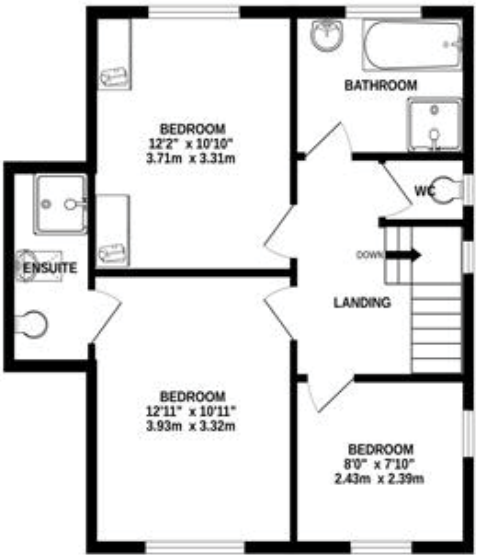


**9 ECCLES ROAD**  
Chapel-En-Le-Frith  
**£500,000**

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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**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, 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.

**GASCOIGNE HALMAN**



- Beautifully Presented Detached Home
- Three Reception Rooms
- Modern Kitchen and Bathrooms

- Ensuite to Master Bedroom
- Views to the Front
- Popular Location

£500,000

9 ECCLES ROAD

Chapel-En-Le-Frith



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 was 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 approach 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.

#### 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. Council Tax Band: D

#### VIEWING

Viewing strictly by appointment through the Agents.

#### PLEASE NOTE

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved.

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



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