



**GASCOIGNE
HALMAN**

Eley Way, High Peak
Asking Price £465,000

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented four double bedroom detached home with two reception rooms, three bathrooms and generous low maintenance garden to the rear. The property, which is one of the largest styles of home on this popular development offers well proportioned and thoughtfully designed living space accompanied by modern and contemporary fittings throughout. There are two separate reception rooms along with a breakfast kitchen to the ground floor and the four double bedrooms are complimented by the family bathroom, ensuite to master bedroom and a Jack and Jill bathroom serving bedrooms three and four. The garden is a generous size for this type of property and is a comfortable easy to maintain space at the rear and to the front there is a spacious feel with the open aspect overlooking the green.

Conveniently located within a short walk to the train station and the high school. There are footpaths nearby giving access to the surrounding countryside and the property is still within easy access to the Town Centre.

Property details

- Open Aspect to the Front
- Four Double Bedrooms
- Ensuite to Master Bedroom and Jack and Jill Bathroom to Bedrooms Three and Four
- Low Maintenance Rear Garden
- Two Reception Rooms and Kitchen Breakfast Room
- Quiet Cul de Sac Location
- Close to Station
- Popular Development



About this property

In a little more detail, the accommodation on offer comprises an entrance hallway which has space for cloaks and shoe storage, staircase leading to the first floor and the downstairs WC. The lounge is a comfortable space with double glazed bay window to the front overlooking the green and double doors which open into the dining room looking out over the rear garden. The kitchen breakfast room has a range of sleek, modern two tone wall and base units with worktops over integrated appliances include a fridge freezer, dishwasher, oven and hob with extractor hood above. There is space for a dining table and double glazed double doors open onto the rear garden. There is also an access door opening into the rear of the garage.

The first floor has the master bedroom with double glazed bay window to the front, fitted wardrobes and ensuite shower room complete with WC, wash basin and shower cubicle with glass screen and attractive tiled splash backs. Bedroom two looks out to the rear over the garden and the family bathroom includes a useful storage cupboard, WC, wash basin in vanity unit and bath with tiled splash backs. Bedroom three looks out to the rear and bedroom four to the front. Both these bedroom have a doorway to the Jack and Jill bathroom which includes WC, wash basin and double shower cubicle with glass screen. Externally there is a block paved driveway to the front providing off road parking and leading to the front door and garage accessed via up and over door to the front. The rear has been designed and landscaped to provide a usable low maintenance area with a stone paved patio seating area, barked play area and artificial grass lawn with a timber sleeper boarder and all enclosed by timber fencing.









DIRECTIONS

SK23 0UH

COUNCIL TAX BAND

E

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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Copper wire

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

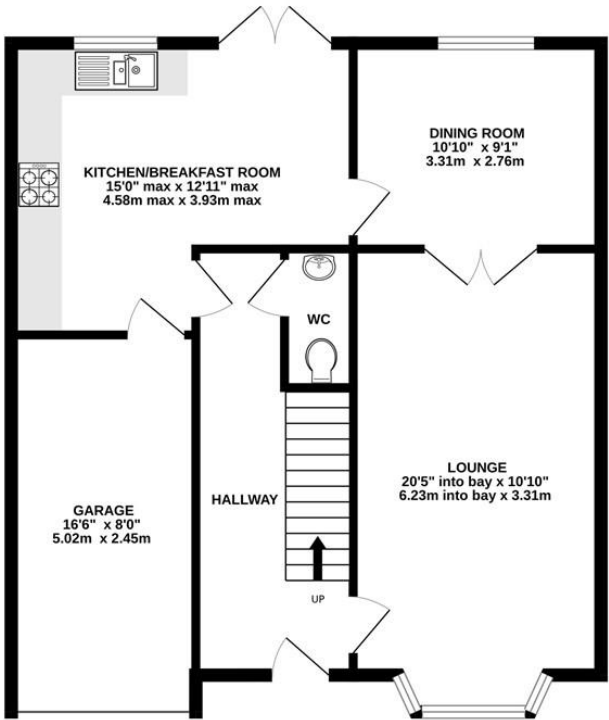
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

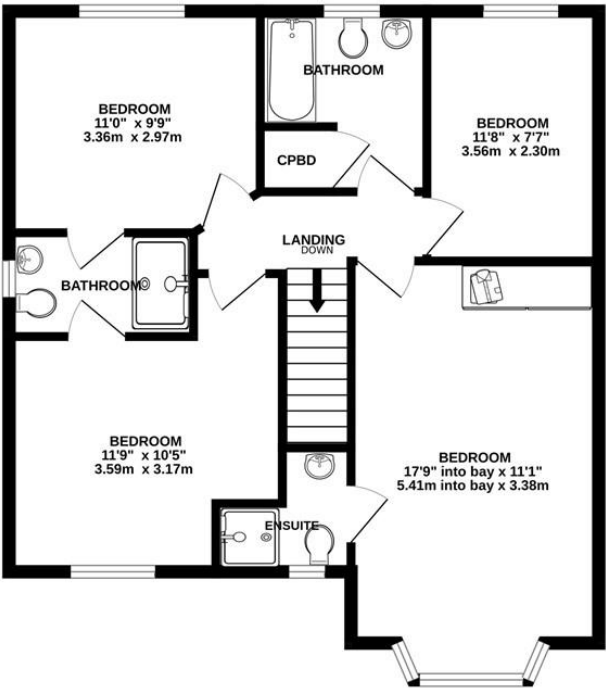
No

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.

GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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01298 813577 chapel@gascoignehalman.co.uk
27 Market Street, Chapel-En-Le-Frith, High Peak, SK23 0HP