



**GASCOIGNE
HALMAN**

Eccles Road, Higher Crossings, High Peak
Asking Price £399,950

THE AREA'S LEADING ESTATE AGENCY



Nestled in the charming area of Higher Crossings, this traditional stone-built end terrace cottage on Eccles Road offers well proportioned living space on the edge of town, surrounded by open countryside.

Boasting three double bedrooms and two bathrooms, this property generous accommodation throughout. The two reception rooms provide ample space for entertaining or relaxation, while exposed beams and traditional features add character and warmth.

Outside, the generous gardens provide a tranquil setting with open fields to the front, side, and rear, offering stunning views and plenty of outdoor space to enjoy. Off-road parking adds convenience, while the proximity to footpaths leading to Whitehough and Eccles Pike allows you to explore the surrounding natural beauty.

Property details

- Traditional Stone Built Cottage
- Three Double Bedrooms
- Two Reception Rooms
- Generous Gardens
- Traditional Features
- Two Bathrooms
- Open Fields to the Front, Side and Rear
- Off Road Parking
- Close to Footpaths to Whitehough and Eccles Pike



About this property

In a little more detail, the accommodation on offer is entered into the lounge which has a stone mullioned window to the front, exposed ceiling beams, fireplace and staircase leading to the first floor. There is a doorway through to the sitting which has a dual aspect with windows to the front and side, fireplace and exposed ceiling beams. The kitchen diner looks out over the rear garden and the fields to the side, there are a range of fitted wall and base units, a second staircase to the first floor, rear door opening onto the garden and access to the wet room on the ground floor with shower area and WC.

The first floor is accessed via two staircases, the first leads to a landing with access to the bathroom which includes WC, wash basin and bath, and also bedroom one which looks out to the front and has a small shower room. There is a doorway that opens onto the second landing area which provides access to bedrooms two and three which are both double bedrooms.

Externally there is a driveway providing off road parking to the side. The rear garden has a paved patio seating area directly to the rear of house and a generous garden mainly laid to lawn with mature trees backing on to open fields.







DIRECTIONS

SK23 9RS

COUNCIL TAX BAND

D

TENURE

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 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

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

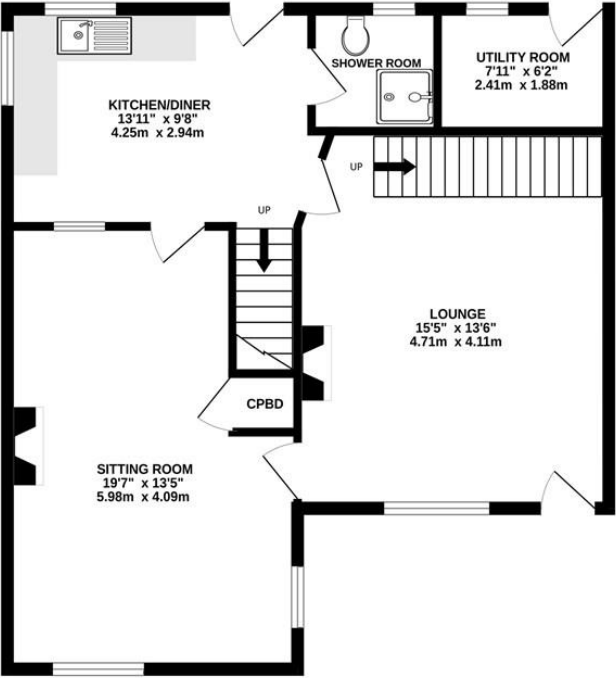
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

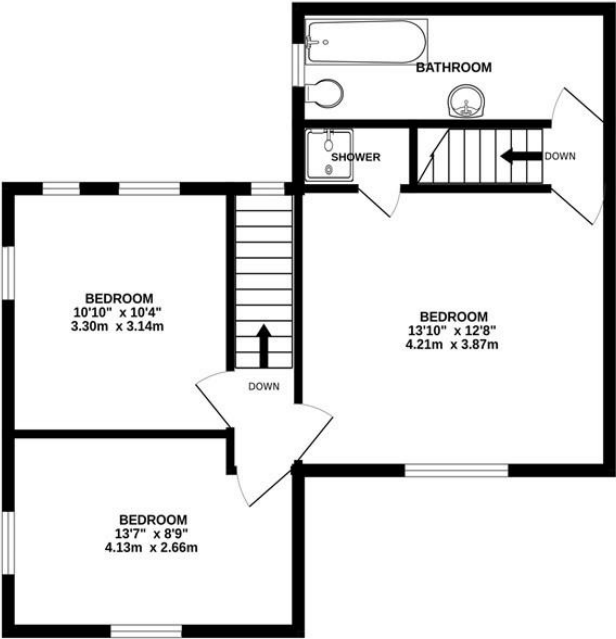
No

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GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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