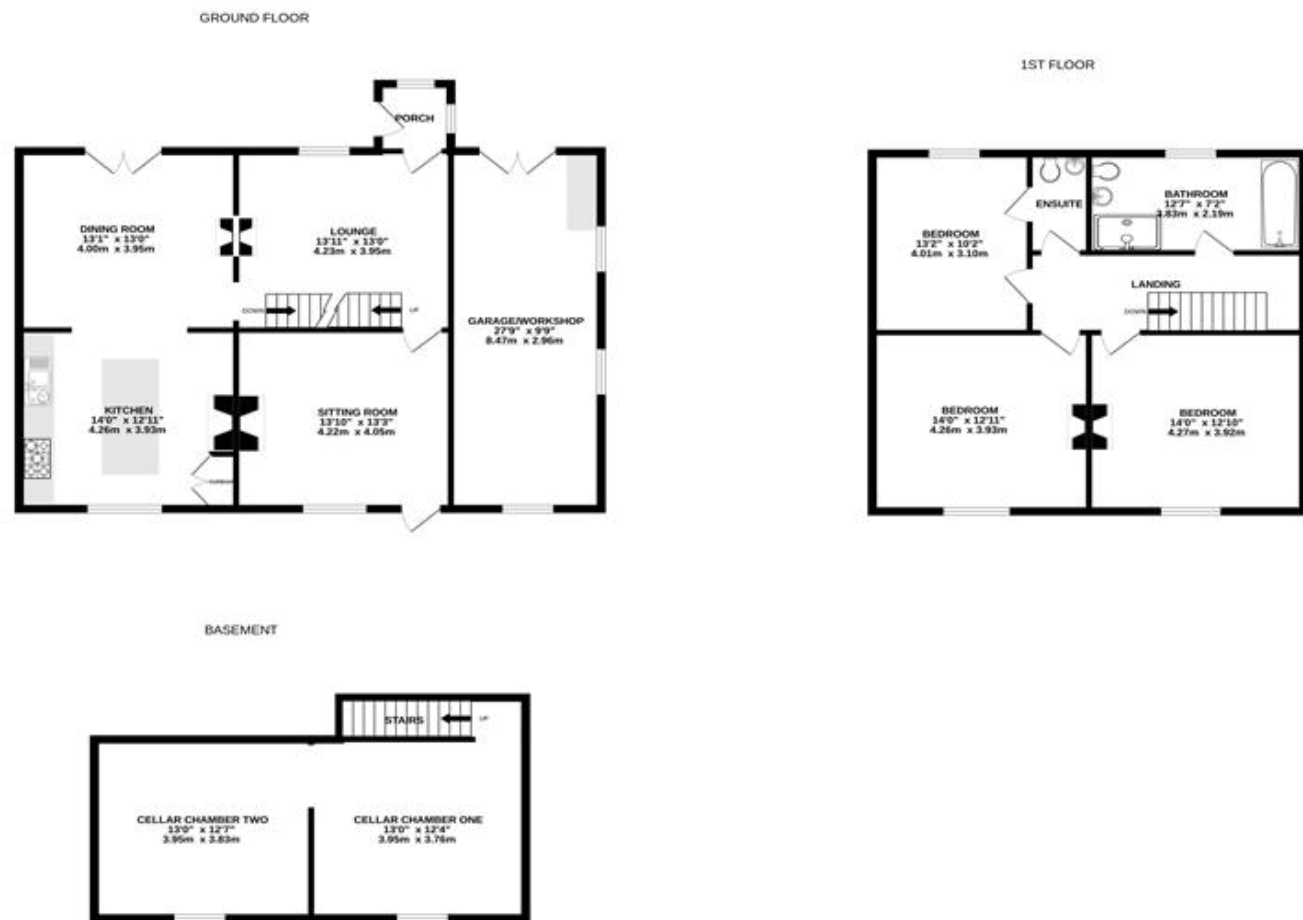


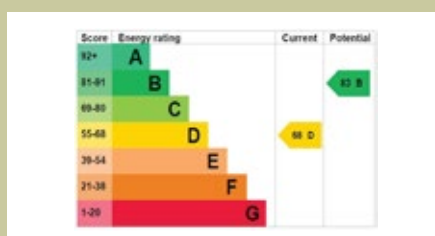
207 BATHAM GATE ROAD
 Fairfield, Buxton
£425,000



Measurements are approximate. Not to scale. Illustrative purposes only
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An incredibly well presented and substantial **THREE DOUBLE BEDROOM** property with three reception rooms, loft spaces, cellars and garage/workshop. The property has undergone an impressive transformation by the current owners with modern fittings to create a beautiful family home. An impressive kitchen with island unit is the centerpiece of the ground floor which is complete with granite worktops and breakfast bar. The quality continues to the first floor with attractive four piece bathroom suite and ensuite facilities to one bedroom. The living accommodation is complimented by the outside space which has a sunken fire pit area, outside bar which could be used as a home office and off road parking. The rear garden also provides access to the attached garage/workshop.



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.

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GASCOIGNE HALMAN

- Stunningly Presented Property
- Three Double Bedrooms
- Three Reception Rooms

- Outside Bar/Home Office
- Cellars and Workshop
- Open Aspect to the Front with Far Reaching Views.

£425,000

207 BATHAM GATE ROAD

Fairfield, Buxton



Located on Batham Gate Road, the property is within easy reach of both Buxton and Chapel-en-le-Frith via road and there is a bus stop nearby for the 199 bus which links Buxton and Manchester airport. In further detail, the accommodation on offer comprises a porch which opens into the lounge with staircase leading to the first floor and staircase taking you down to the basement. The focal point is a double sided Multi fuel stove in fireplace and opening into the dining room which has double glazed doors to the rear garden and is open to the kitchen. The kitchen has a double glazed window to the front, ornamental dog Grate fireplace and a range of beautiful wall and base units with granite worktops over and matching upstand. The island unit also has an impressive granite top, provides additional storage space and breakfast bar. The sitting room has a double glazed

window to the front and a gas effect log burner stove in fireplace with down lighters. The first floor has a spacious landing giving access to all first floor rooms. There are three beautifully decorated bedrooms with fitted blinds and two having original fireplaces. One bedroom benefits from ensuite facilities which include a WC and wash basin. It has Jack and Jill doors which also give access to the landing, this could potentially be blocked off to give spacer for a shower cubicle. The family bathroom has a quality four piece suite including bath with centre taps, WC, wash basin and shower cubicle with glass enclosure. Lofts on both sides one with a drop down ladder and the other side has a loft hatch. The basement provides excellent additional space and has two chambers, each with window to the front. Externally the property continues to impress and includes a small front garden, driveway providing off road parking and gated access

to the rear garden. The rear garden is enclosed by stone walling and is predominantly stone flagged. There is a sunken seating area with fire pit and timber gazebo above. There is also a versatile timber fully insulated outbuilding which is currently used as a bar and entertaining space and would make an excellent home office for home workers. **LOCATION** Buxton is a spa town at the heart of the Peak District National Park in the county of Derbyshire, but excluded from its restrictions. At 300m above sea level amidst the dramatic Peak District landscape, Buxton is the highest Market Town in England and has been a popular location for centuries. The River Wye flows through the centre of Buxton, flanked by gardens and parks. Blessed with stunning scenery, magnificent architecture, a wealth of shops, thriving arts scene and its world famous Spa water, Buxton has plenty to offer. For the commuter Buxton is within easy driving distance of the cities of Manchester, Sheffield and Derby.

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LOCAL AUTHORITY High Peak Borough Council
VIEWING Viewing strictly by appointment through the Agents.

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



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