



**GASCOIGNE  
HALMAN**

Manchester Road, Buxton  
**Asking Price £360,000**

THE AREA'S LEADING ESTATE AGENCY







An impressive, spacious and beautifully presented duplex apartment in a characterful period property. The property offers generous accommodation throughout with high ceilings, period features and well proportioned rooms including a delightful first floor conservatory, two separate reception rooms and three double bedrooms. The living accommodation is complimented by to modern bathrooms, kitchen and utility room.

Externally there is a communal courtyard to the rear accessed via a staircase from the apartment, allocated parking space and a detached garage.

Located on Manchester Road, the property is conveniently located for easy access to the town centre, Pavilion Gardens and a number of popular bars and restaurants. There are also footpaths close by providing access to the nearby countryside.

## Property details

- Stunning Period Duplex Apartment
- Three Double Bedrooms
- Two Reception Rooms
- Communal Gardens
- Parking and Garage
- Conservatory and Utility Room
- Two Bathrooms



## About this property

In a little more detail, the accommodation on offer is accessed via an external staircase leading to the first floor conservatory. This opens into the spacious hallway with high ceilings, dado rail and wood flooring. The kitchen has a range of fitted wall and base units in white with contrasting black worktops over in a Shaker style and space for white goods. Off the kitchen is the utility room with plumbing for washing machine and further storage units and a storage room. The staircase down to the communal courtyard is at the rear of the utility room. The lounge has a beautiful bay front with double glazed windows allowing plenty of natural light into the space and a period marble fireplace with log burning stove. The dining room has a double glazed window to the front, another period fireplace, picture rail and ornate coving. Bedroom one overlooks the courtyard and has fitted wardrobes and drawers. These first floor rooms are served by the family bathroom comprising WC, was basin and bath with shower over, glass screen and tiled walls.

A staircase leads to the second floor with a landing giving access to eaves storage. Bedroom two looks out to the front and has a range of fitted bedroom furniture, bay window and loft access. Bedroom three is another comfortable double bedroom and has another bay to the front and double glazed windows to the front and side. The bathroom on this floor has a WC, wash basin in vanity unit and double shower cubicle with glass enclosure and tiled walls.

Externally there is an allocated parking space to the front, detached garage and a communal courtyard to the rear with space for pot plants and outside furniture.

























## DIRECTIONS

SK17 6SZ

## COUNCIL TAX BAND

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## TENURE

Leasehold

## 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

Fibre to the premises

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

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

No

## SOURCES OF FLOODING

Ask Agent

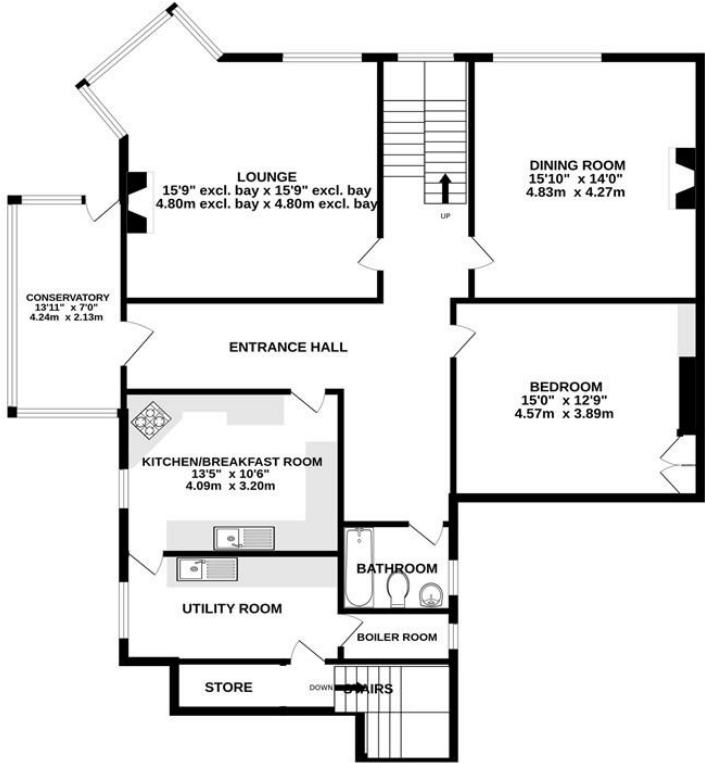
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

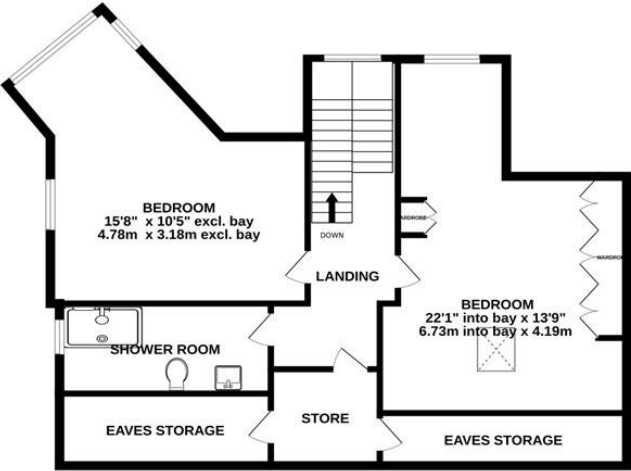
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FIRST FLOOR  
1396 sq.ft. (129.6 sq.m.) approx.



SECOND FLOOR  
854 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 2250 sq.ft. (209.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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01298 813577 [chapel@gascoignehalman.co.uk](mailto:chapel@gascoignehalman.co.uk)  
27 Market Street, Chapel-En-Le-Frith, High Peak, SK23 0HP