



**GASCOIGNE  
HALMAN**

Carr Road, Buxton  
**Asking Price £295,000**

THE AREA'S LEADING ESTATE AGENCY



Located on Carr Road, this beautifully presented semi-detached house offers modern elegance and extended living accommodation. Boasting three bedrooms, two bathrooms, and two reception rooms, this property is perfect for those seeking a comfortable and spacious home.

This attractive house features a beautiful master suite complete with an ensuite shower room and dressing room, providing a luxurious retreat within the home. The property has been thoughtfully extended to the rear, offering additional living space in the shape of a dining room.

Enjoying stunning views to the rear of the property, over the town and to the countryside beyond. A detached garage provides convenient parking and storage options, while the impressive kitchen breakfast room is perfect for both everyday living and entertaining guests.

## Property details

- Modern Townhouse
- Beautiful Master Suite with Ensuite and Dressing Room
- Extended to Rear
- Two Reception Rooms
- Accommodation Over Three Floors
- Views to The Rear
- Detached Garage



## About this property

In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor and opening into the lounge which is a dual aspect room and includes a log burning stove as a focal point. The kitchen breakfast room is a beautiful space with modern high glass units, integrated appliances and impressive island unit giving even more storage. Off the kitchen is the dining room with double glazed windows to the side and rear overlooking the rear garden.

The first floor houses bedroom two with views looking out to the rear, the family bathroom includes WC, wash basin and Jacuzzi bath with tiled splash backs. Bedroom three looks out to the front.

The second floor has the master bedroom suite which has windows to the side and rear, fitted wardrobe and opening into the dressing room with a bank of fitted wardrobes and window to the rear with views. The ensuite shower room comprises WC, wash basin and shower cubicle with glass enclosure and tiled splashbacks.

Externally there is a garden to the front with pathway leading to the front door. A driveway provides off road parking and leads down the side of the house to the detached accessed via up and over door to the front and access door to the side. The rear garden has stone paving creating a low maintenance enclosed seating and entertaining area.













## DIRECTIONS

SK17 6WF

## COUNCIL TAX BAND

## TENURE

Not Known

## 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             |         | 85 B      |
| 69-80 | C             | 73 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

Fibre to the premises

## 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

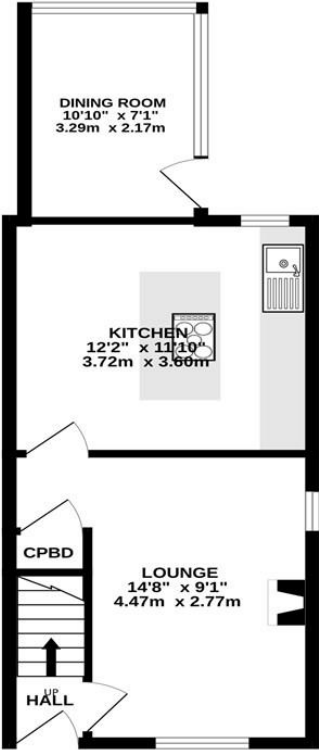
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

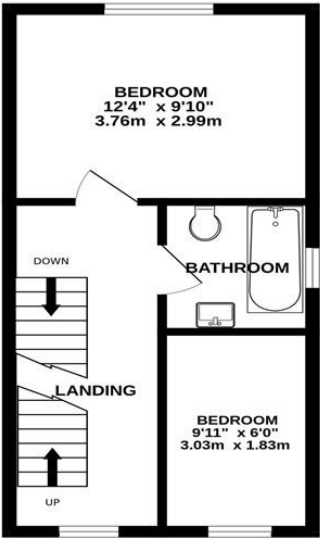
No

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.

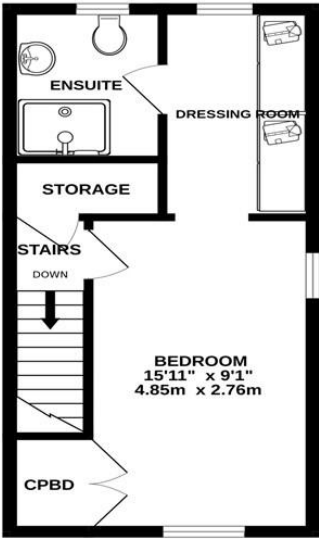
GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



2ND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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