



**GASCOIGNE
HALMAN**

Station Road, Dove Holes, Buxton
Asking Price £230,000

THE AREA'S LEADING ESTATE AGENCY



Located on Station Road in Dove Holes, this well maintained property is now available for sale. This stone-built, end of terrace cottage offering modern kitchen and bathroom along with stunning views to the rear.

Spread across four floors, this property features, two bedrooms, a useful loft room, and a cozy log burning stove in the lounge. The convenient utility room adds to the practicality of this home.

There is a small garden to the front and the rear garden has a raised decked seating area overlooking open fields to the rear.

Located within easy reach of nearby bus stops and only a short walk to the train station on the Buxton to Manchester line.

Property details

- Stone Built Cottage
- End Terrace
- Beautiful Views to Rear
- Accommodation Over Four Floors
- Modern Kitchen and Bathroom
- Two Bedrooms and Useful Loft Room
- Close to Train Station



About this property

In further detail, the accommodation on offer is entered into a vestibule opening into the lounge with double glazed window to the front and log burning stove. The kitchen has a range of modern fitted wall and base units with integrated appliances and attractive tiled splashbacks. Stairs lead down to the lower ground which has a rear door opening into the garden and utility room with plumbing for washing machine and storage space.

The first floor houses bedroom one looking out to the front, the family bathroom complete with WC, wash basin and bath with shower over and shower board splashbacks. Bedroom two looks out to the rear over open fields and has a staircase leading to the second floor which has the loft room with double glazed skylight window to the rear which opens to create a small balcony.

Externally there is a small garden to the front with steps up to the front door. A side passageway leads to the rear garden with paved seating area, artificial grass lawn and raised decked area overlooking the neighbouring countryside.





DIRECTIONS

SK17 8DH

COUNCIL TAX BAND

B

TENURE

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 cabinet

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?

Yes

SOURCES OF FLOODING

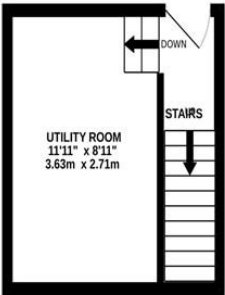
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

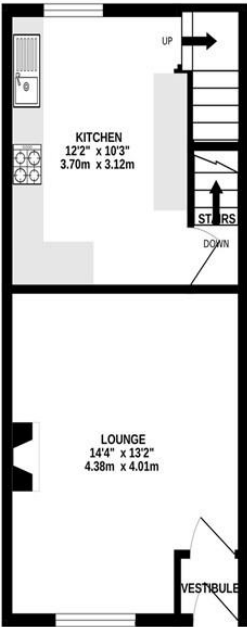
No

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.

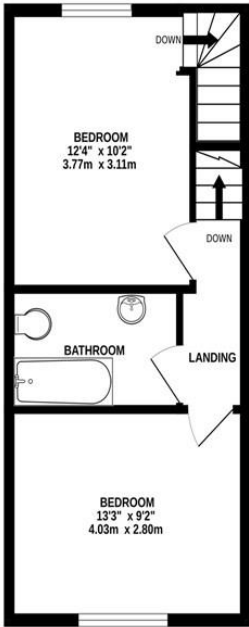
LOWER GROUND FLOOR
143 sq.ft. (13.3 sq.m.) approx.



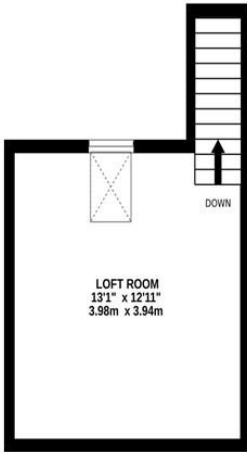
GROUND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



2ND FLOOR
189 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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