



**GASCOIGNE
HALMAN**

Litton Dale, Litton, Buxton
Asking Price £350,000

THE AREA'S LEADING ESTATE AGENCY



Situated in the picturesque village of Litton, Buxton, this charming freehold terraced house offers a unique opportunity for renovation and personalisation. Formerly two separate cottages, this property boasts three bedrooms, one bathroom, and a spacious reception room. The generously sized rooms provide ample space for comfortable living.

Constructed in a traditional style, this old-fashioned property features a large garden to the rear, complete with stunning views over the village. Useful outbuildings add to the potential of this home, offering additional storage or workspace options.

Located in a popular village setting with school and local shop, surrounded by beautiful countryside and short distance from the larger village of Tideswell, this property is ideal for those seeking a peaceful and idyllic lifestyle. In need of modernization, this property presents a blank canvas for buyers to create their dream home.

Property details

- Three Bedroom Terrace
- Formerly Two Separate Cottages
- Impressively Large Garden to Rear
- Generous Room Sizes
- Popular Village Location
- Useful Outbuildings
- In Need of Modernisation



About this property

In a little more detail, the accommodation on offer comprises a dual aspect lounge with double glazed windows to the front and rear, doorway through to the lounge diner with a range of fitted wall and base units, space for white goods and staircase leading to the first floor. The first floor has the landing, bedrooms one and two are both comfortable double bedrooms looking out to the front. Bedroom three looks over the rear garden and has fitted cupboard housing the water tank and providing storage.

Externally, there is a pathway at the rear leading to the outbuilding which include two barrel top coal bunkers, perfect for storage and an outside WC. Steps lead up to the surprisingly large garden which spans the rear of the row of terraces, it has been landscaped to create a low maintenance space which is tiered rising up to back on to the fields at the rear. There is a patio space which benefits from views over the village.







DIRECTIONS

SK17 8QL

COUNCIL TAX BAND

TENURE

Freehold

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Derbyshire Dales District 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

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?

Yes

SOURCES OF FLOODING

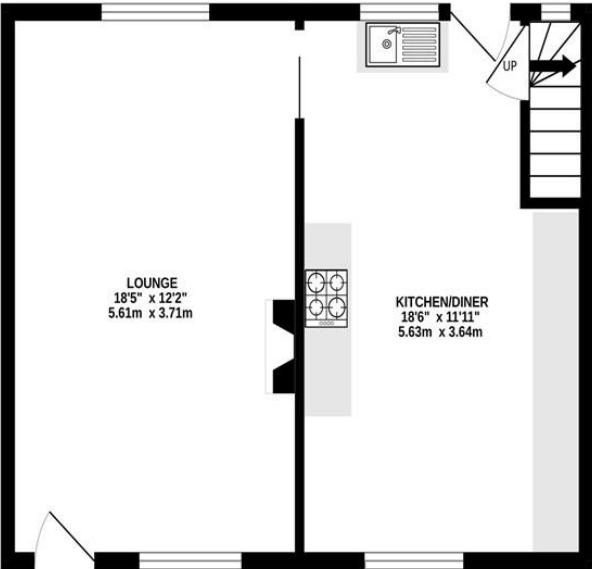
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

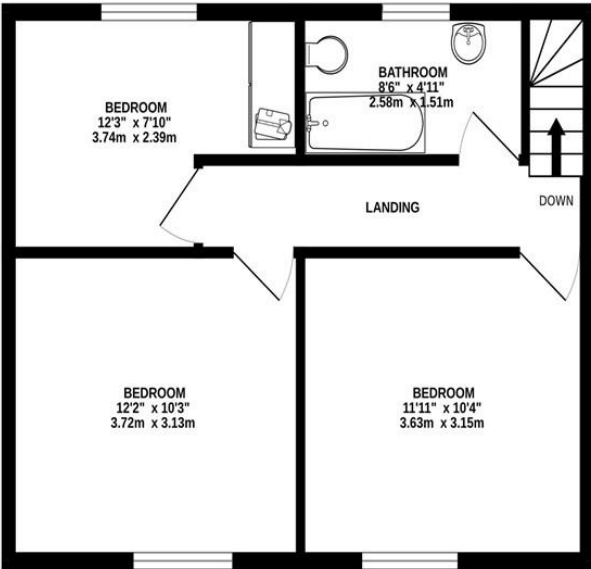
No

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GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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