



**GASCOIGNE
HALMAN**

Buxton Road, Furness Vale, High Peak
Asking Price £499,950

THE AREA'S LEADING ESTATE AGENCY



Introducing this stunning individual detached home located on Buxton Road, Furness Vale. This spacious property boasts four bedrooms, three bathrooms, and two reception rooms, offering ample living space for a growing family.

Enjoy the breathtaking views from the balcony, perfect for relaxing or entertaining guests. The property also features a home office, ideal for remote work or study. With well proportioned accommodation spread over three floors, this makes an ideal family home.

Additional highlights include a detached garage, off-road parking, sauna and convenient access to the train station, perfect for commuting to Stockport and Manchester. The property is offered freehold and boasts an impressive Energy Performance Certificate rating of B.

Property details

- Stunning Individual Detached Home
- Four Bedrooms
- Three Bathrooms
- Balcony with Stunning Views
- Home Office
- Accommodation Over Three Floors
- Ensuite Shower Room with Sauna
- Detached Garage
- Solar Panels for Electricity and Water Heating
- Convenient for Train Station



About this property

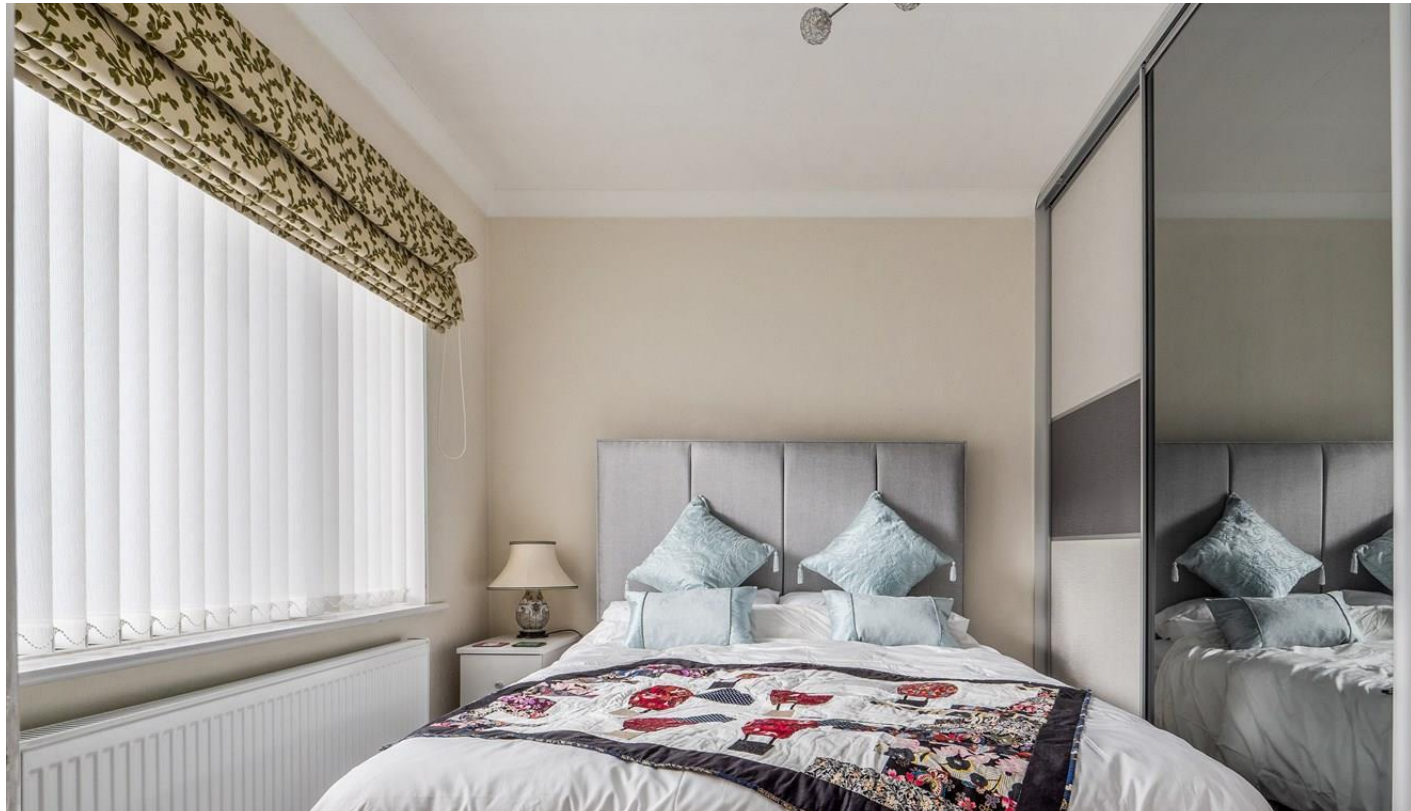
In a little more detail, the accommodation on offer is entered into a spacious hallway with storage cupboard and staircase leading to the lower ground floor. The lounge is a bright and airy room with double glazed doors opening onto the balcony offering stunning views to the rear. There is a wall mounted fire and staircase leading to the first floor. Also on the ground floor there is bedroom one and two, both with fitted wardrobes, the home office with fitted desk and shelving and the family bathroom comprising WC, wash basin in vanity unit and shower cubicle with shower seat and underfloor heating.

The lower ground floor has a beautiful, modern kitchen breakfast room with a range of sleek, handleless wall and base units with integrated appliances, seating area with underfloor heating and double glazed doors opening onto the rear garden. There is a downstairs cloakroom with WC and wash basin. The sitting room is a spacious reception area with underfloor heated tiled flooring, wall mounted gas fire and access to an external flue, double glazed doors opening to the rear and access to bedroom three with double glazed window to the side and ensuite shower room with WC, wash basin, shower cubicle and electric sauna. There is a doorway from the ensuite opening into the boiler room and on to the utility room.

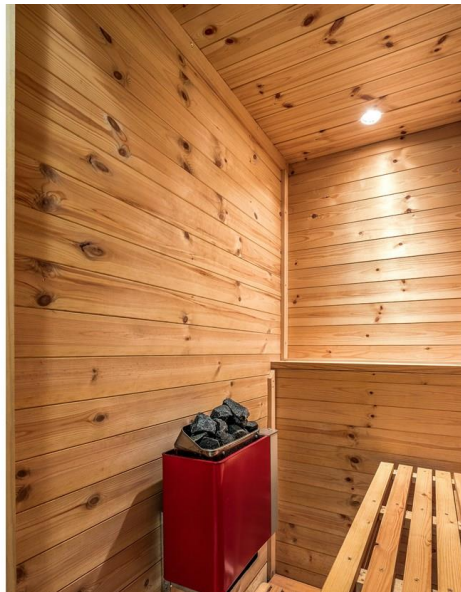
The first floor has a landing with storage cupboards, bedroom four with skylight window to the rear offering beautiful views and bathroom with WC, wash basin and Jacuzzi bath.

Externally there is security lighting to all sides of the house and a small garden to the front leading to the front door. A share driveway leads down the side of the house to a parking area with space for numerous vehicles and giving access to the detached garage. There is a garden area mainly laid to lawn with mature shrubs and trees, enclosed by timber fencing.













DIRECTIONS

SK23 7PL

COUNCIL TAX BAND

D

TENURE

Freehold

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	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

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

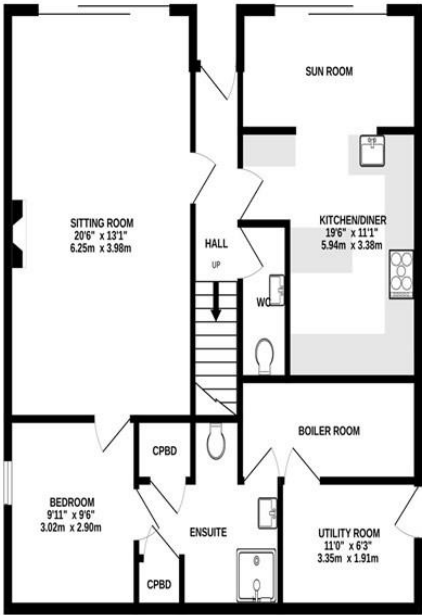
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

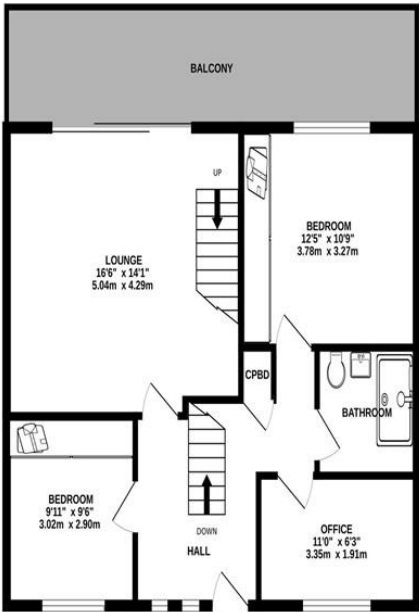
No

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.

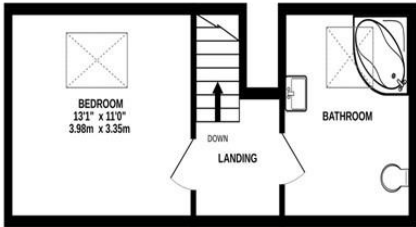
LOWER GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.



GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 1795 sq.ft. (166.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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