



**GASCOIGNE
HALMAN**

Beaumont Drive, Dove Holes, Buxton
Asking Price £325,000

THE AREA'S LEADING ESTATE AGENCY



This extended three-bedroom semi-detached house on Beaumont Drive, presents an excellent opportunity to acquire a spacious and well-appointed family home.

The accommodation comprises three double bedrooms, including a master bedroom with an ensuite shower room, and a further family bathroom. The heart of the home is the spectacular kitchen diner, designed to provide ample space for cooking and entertaining along with a comfortable lounge and conservatory overlooking the rear garden. Additionally, a utility/shower room provides added convenience.

Externally, there is a low-maintenance garden with views over the cricket pitch to the rear and two UPVC sheds. Situated in a peaceful cul-de-sac, the home is within easy reach of the train station and there are road links to the nearby town of Buxton and Chapel-en-le-Frith.

Property details

- Extended Semi Detached Home
- Three Double Bedrooms
- Ensuite to Master Bedroom
- Spectacular Kitchen Diner
- Utility/Shower Room
- Views Over the Cricket Pitch to Rear
- Low Maintenance Garden
- Conservatory
- Cul de Sac Location



About this property

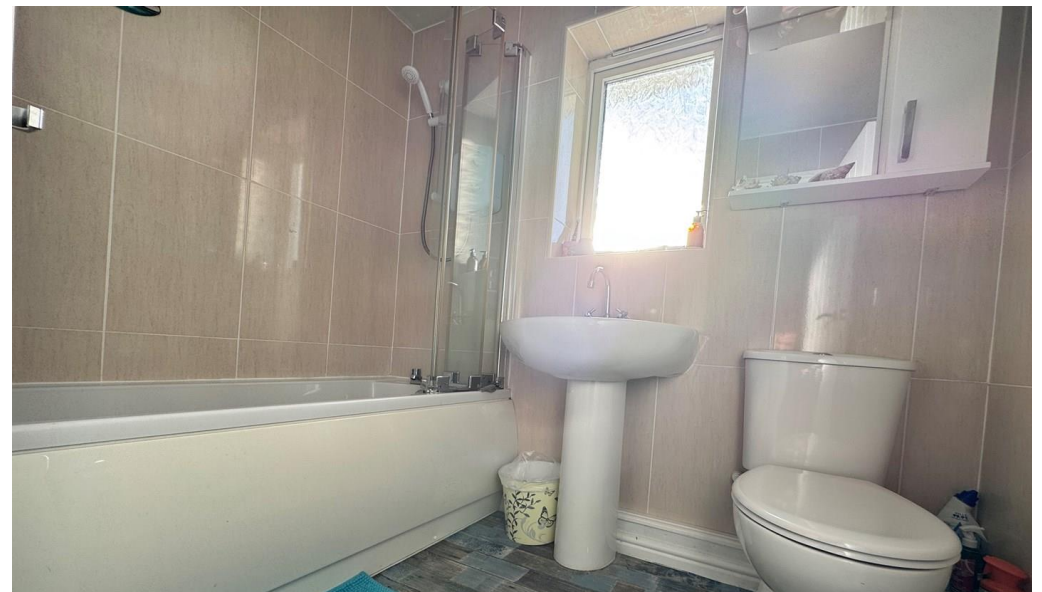
In a little more detail, the accommodation on offer is entered via a porch opening into the lounge with staircase leading to the first floor, feature fireplace and window overlooking the front garden. A doorway opens up into the dining area of the beautiful open plan kitchen dining room which has double doors opening on to the rear garden and a range of quality, two tone wall and base units including glass display units, integrated oven, hob and microwave, all with granite worktops and breakfast bar. Off the kitchen is the utility/shower room which has plumbing for washing machine, shower cubicle with glass screen, wash basin and WC. The conservatory has double glazed windows to the side and rear with sliding door opening onto the garden.

The first floor houses the landing, family bathroom complete with WC, wash basin and bath with shower over and glass screen. The master bedroom has two double glazed windows to the rear overlooking the cricket pitch, a bank of fitted wardrobes and ensuite shower room comprising WC, wash basin and shower area. Both bedrooms two and three looking to the front with bedroom two having fitted wardrobes.

Externally there is off road parking for two vehicles and garden to the front with footpath leading to the front door. The rear garden is an enclosed space which has stone paving providing plenty of space for seating and pot plants.









DIRECTIONS

SK17 8BB

COUNCIL TAX BAND

B

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		
69-80	C	75 C	79 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

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?

No

SOURCES OF FLOODING

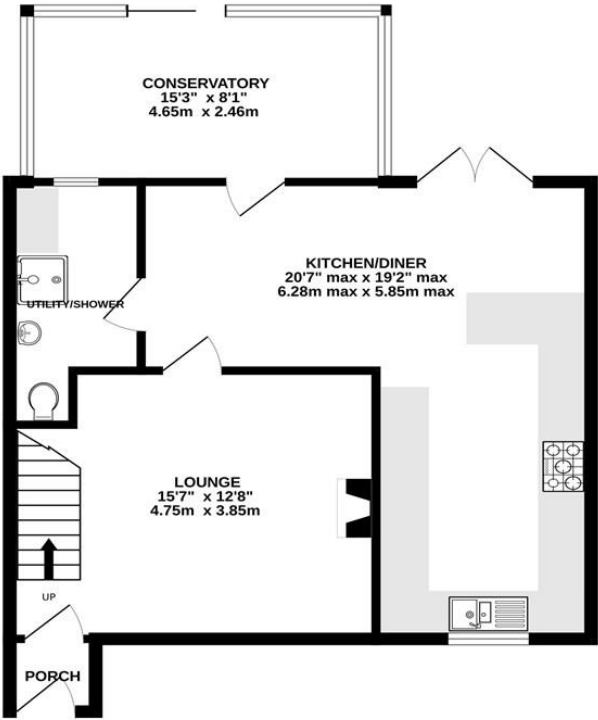
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

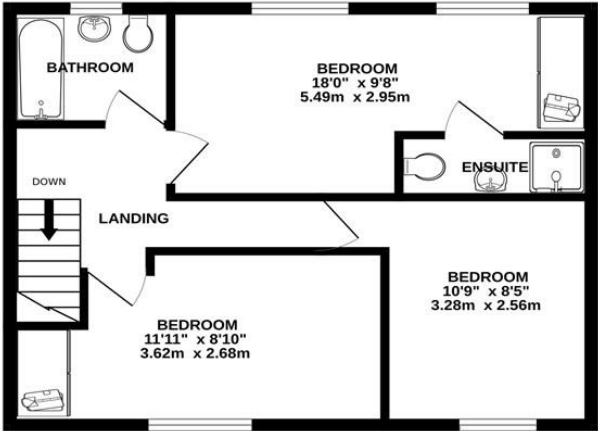
No

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GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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