



**GASCOIGNE
HALMAN**

Windsor Road, Buxton
Asking Price £195,000

THE AREA'S LEADING ESTATE AGENCY



A traditional stone built terrace home with accommodation split over three floors.

The property offers generous living accommodation with two separate reception rooms including a bay fronted lounge, and a modern kitchen. The bedrooms are all of a generous size with the master bedroom benefiting from an ensuite shower room. Bedrooms two and three are located on the second floor and served by the family bathroom.

In addition to the living accommodation, the property benefits from cellars which are ideal for storage and there is a yard to the rear with tiered garden.

Located on Windsor Road, the property is ideally located for easy access to the town centre and many amenities it has to offer.

Property details

- Stone Built Terrace
- Three Bedrooms
- Ensuite to Master Bedroom
- Two Reception Rooms
- Accommodation Over Three Floors
- Useful Cellars
- Easy Access to Town Centre



About this property

In a little more detail, the accommodation on offer comprises an entrance hallway, lounge with double glazed bay window to the front, dining room looking out to the rear and opening into the kitchen which has a range of modern wall and base units with inset sink and drainer, oven and hob and space for white goods. Off the kitchen is a staircase leading down to the cellar which have two chambers, ideal for storage.

The first floor includes the landing, family bathroom comprising WC, wash basin and bath with shower over and tiled splashbacks. Bedroom one with feature fireplace that looks out to the front and has an ensuite shower room with WC, wash basin and shower. The second floor houses bedrooms two and three, each with double glazed skylight windows offering views over the garden from bedroom three, and over the town to the front from bedroom two.

Externally there are steps and a pathway leading to the front door. To the rear there is a yard and stone steps leading up the garden.





DIRECTIONS

SK17 7NS

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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

None

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Yes

SOURCES OF FLOODING

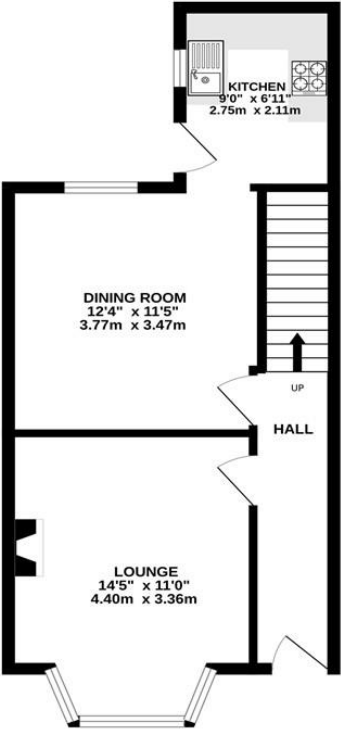
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

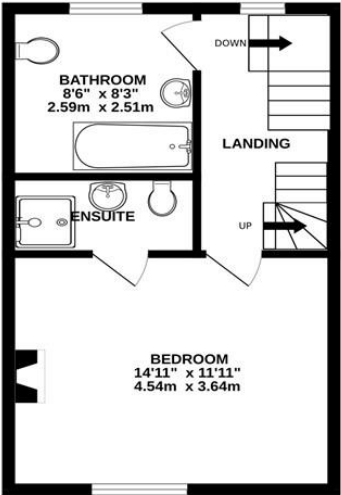
Ask Agent

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.

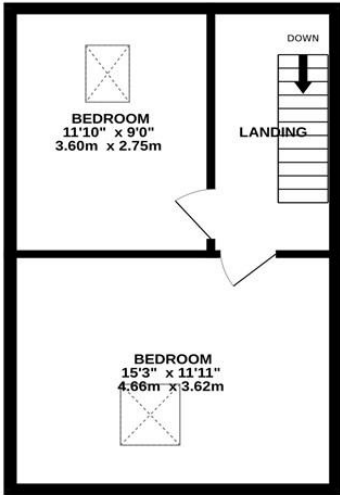
GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



2ND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 1133 sq.ft. (105.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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