



**GASCOIGNE  
HALMAN**

Dove Holes, Buxton  
**Asking Price**  
**£410,000.00**

THE AREA'S LEADING ESTATE AGENCY







A beautifully presented stone built property with views to the front. The property has been wonderfully improved by the current owners and offers a blend of original character features and modern luxuries. The accommodation includes a generous kitchen dining room, spacious lounge with fireplace and garden room looking out to the front. The three bedrooms are all well proportioned and served by an stunning, modern four piece bathroom suite. The property also benefits from a utility room and downstairs WC as well as a small courtyard garden to the front and off road parking.

The property is heated via a LPG Gas central heating boiler, has a septic tank, and upgraded double glazed windows where needed.

## Property details

- Beautifully Presented Throughout
- Three Bedrooms
- Views to the Front
- Two Reception Rooms
- Period Stone Built Property
- Characterful Features
- Stunning Modern Bathroom



## About this property

In a little more detail, the property is accessed via a private lane off Hallsteads. You enter into the porch which has a useful storage cupboard ideal for cloaks and shoe storage. Off the porch is the garden room with double glazed windows looking out to the front and vaulted ceiling with ceiling beams. The kitchen has a range of fitted wall and base units in grey with solid wood and granite worktops over. There is space for a dining table and a feature radiator. There is a doorway through to the lounge which is a spacious room with wood effect flooring, ceiling beams, feature fireplace and staircase leading to the first floor. There is a utility room with additional units for storage and plumbing for washing machine. The downstairs toilet includes a WC and wash basin.

The first floor has the landing with fitted bookshelves and window looking out to the front. Bedroom one also looks out to the front over the nearby countryside and has a bank of fitted wardrobes. The family bathroom is a recently added modern space with ceramic tiled wood effect flooring, wash basin in vanity unit, WC shower area with glass screen and bath, all complimented by tiled splashbacks and skylight window to the rear. Bedroom three looks out to the rear and bedroom one makes use of the views to the front.

Externally, there is parking to the front of the house and a stone paved patio seating area enclosed by stone walling.













## DIRECTIONS

SK17 8BY

## COUNCIL TAX BAND

B

## TENURE

Not Known

## 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

Calor Gas

## PRIMARY ARRANGEMENT FOR SEWERAGE

Private 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

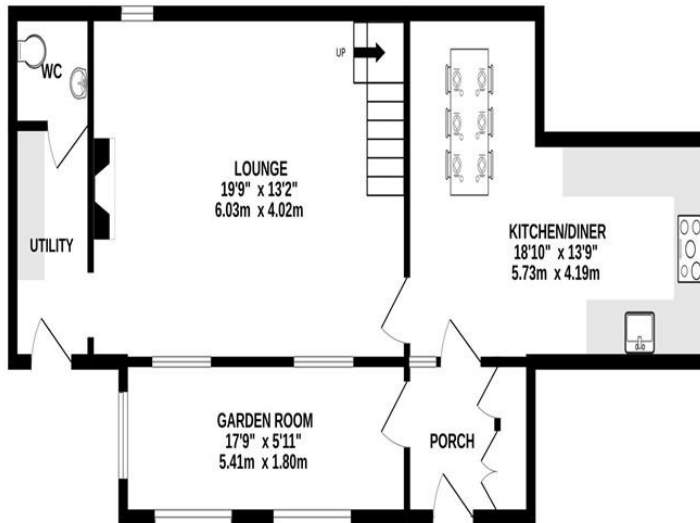
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

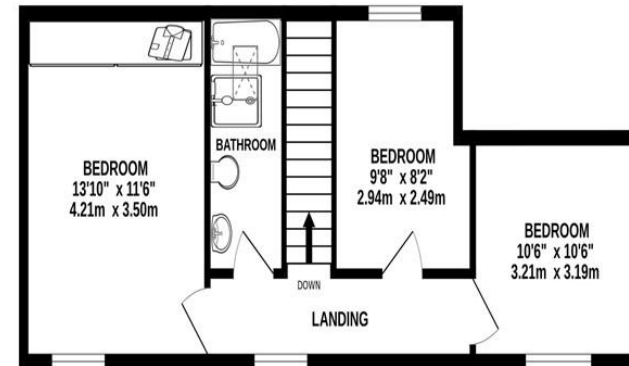
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GROUND FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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