



Wright Marshall
Estate Agents

22 BATHAM GATE ROAD, PEAK DALE SK17 8AH

£375,000



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



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NO ONWARD CHAIN - This **THREE-BEDROOM, DETACHED** double bay-fronted bungalow is located in the village of Peak Dale, approximately 3 miles from Buxton. The property features a vaulted living room, contemporary kitchen diner, **THREE DOUBLE BEDROOMS**, a modern bathroom, and a separate shower room. Externally, it boasts attractive front and rear gardens, a **DRIVEWAY**, and open rear views across fields.

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PORCH

Composite door with tiled flooring.

HALLWAY

Radiator, cupboard, and loft access.

BEDROOM ONE

14'2" x 13'3" (into bay) (4.32m x 4.04m (into bay))
UPVC double-glazed bay window and radiator.



BEDROOM TWO

14'2" x 13'3" (into bay) (4.32m x 4.04m (into bay))
UPVC double-glazed bay window and radiator.



BEDROOM THREE

11'5 x 12'3 (3.48m x 3.73m)
Two UPVC double-glazed windows and radiator.



BATHROOM

8'9 x 5 (2.67m x 1.52m)
UPVC double-glazed window, bath with mixer tap, WC with push-flush, wash basin with mixer tap, ladder-style radiator, and wood-effect flooring.



KITCHEN

12'2 x 11'5 (3.71m x 3.48m)
UPVC double-glazed window, fitted base and wall units with quartz worktop, stainless steel 1.5-bowl sink and drainer, four-ring gas hob with extractor fan, integrated oven and grill, plumbing for a washing machine, radiator, and tiled flooring.



SUN ROOM

9 x 16'7 (max) (2.74m x 5.05m (max))
UPVC door and double-glazed windows, radiator, and tiled flooring.



SHOWER ROOM

5'6 x 7'9 (1.68m x 2.36m)
Walk-in shower cubicle with wall-mounted shower fitment, WC with push-flush, wash basin with mixer tap, ladder-style radiator, tiled walls, and tiled flooring.



LIVING ROOM

14'9 x 11'5 (4.50m x 3.48m)
UPVC double-glazed double doors and windows, Velux window, and radiator.



EXTERIOR

The front features a gated block-paved driveway. To the rear is an enclosed garden with a patio, lawn, greenhouse, and pond.



NOTES

Tenure: Leasehold - 500 years from 1933
Council Tax Band: D
EPC Rating: D

