



Wright Marshall
Estate Agents

103 DALE ROAD, BUXTON SK17 6PD

£499,000



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Plan produced using PlanUp.

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A substantial and CHARACTERFUL PERIOD semi-detached home located close to Buxton town centre, offering **FOUR DOUBLE BEDROOMS** and **OFF-ROAD PARKING**. The property features a porch, entrance hallway, spacious dining kitchen with limestone flooring and Aga, and a bay-fronted living room. The first floor offers two double bedrooms and a contemporary bathroom. The second floor features two further double bedrooms, as well as a shower room with a SAUNA. Externally, there is a lawned front garden, an enclosed low-maintenance rear patio, a raised garden area, and parking with space for two to three vehicles. The property also benefits from the addition of solar panels. Located in a sought-after area, viewings are recommended.

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PORCH

With deep skirting boards, original tiled floor, dado rail, cornice to ceiling, sash window, and half-glazed door with stained glass insert.

HALLWAY

Original tiled floor, radiator with decorative cover, deep skirting boards, door with original stained glass and matching stained glass side panels, and stairs to the first floor with original banister and balustrade.

LIVING ROOM

17'7 x 14'2 (max) (5.36m x 4.32m (max))
Open grate fire set in a timber surround with tiled hearth and slips, deep skirting boards, dado rail, picture rail, cornice, carpeted floor, Victorian-style radiator, and feature bay window with double-glazed units and original stained glass top lights.



KITCHEN DINER

11'10 x 22'4 (3.61m x 6.81m)
Featuring an inset Belfast sink, plumbing for a dishwasher, painted wood floor cupboards with granite work surfaces, painted wood shelving unit, four-oven gas Aga with painted wood display shelving surround, painted wood built-in storage cupboards, limestone floor, and three sash windows. Door providing access to the lower ground floor. (Please confirm if tiles remain behind the Aga.)



FIRST FLOOR LANDING

Two sash windows with shutters, radiator, and doors leading to:

BEDROOM ONE

17'7 x 14'2 (5.36m x 4.32m)
Open grate fire with tiled slips and hearth, surround, deep skirting boards, picture rail, cornice, radiator, and sash bay window.



BEDROOM TWO

12'8 x 12'5 (3.86m x 3.78m)
Open grate fire with cast iron surround, radiator, timber flooring, picture rail, cornice, and sash window.

BATHROOM

12'8 x 9'4 (3.86m x 2.84m)
Freestanding claw-foot bath with shower attachment, large shower cubicle with drencher head and wall-mounted attachment, Fired Earth tiled walls and floor, three wall lights, WC, pedestal wash hand basin, Victorian-style radiator, heated towel rail, and two windows (one sash, one fixed).



SECOND FLOOR

Part-stripped floor, dado rail, deep skirting boards, loft access (vendor advises the loft is boarded with lighting and velux windows has potential for conversion, subject to planning permission), cornice, skylight, sash window.

SHOWER ROOM & SAUNA

12'7 x 9'5 (3.84m x 2.87m)
Shower cubicle with built-in shower, inset wash hand basin set in a painted wood storage unit, bidet, WC, Nordic sauna, wooden floor, Victorian-style radiator with towel rail, and sash window.

BEDROOM THREE

17'7 x 14'2 (5.36m x 4.32m)
Open grate fire with cast iron surround set in a decorative fireplace with tiled slips and hearth, Victorian-style radiator, cornice, and sash window.



BEDROOM FOUR

12'8 x 12'5 (3.86m x 3.78m)
Carpeted floor, painted picture rail, cornice, Victorian-style radiator, and sash window.



BASEMENT LEVEL

UTILITY ROOM

6'1 x 8'6 (1.85m x 2.59m)
Featuring an inset stainless steel sink unit with mixer tap, fitted floor cupboards with work surfaces, plumbing for a washing machine, tiled floor, Victorian-style radiator with decorative cover, two four-spotlight strips, store, and understairs storage.

CELLAR

13'9 x 13'11 (4.19m x 4.24m)
Two wall-mounted boilers, electric and gas meters, stone shelving, sink, and sash window.

EXTERNALLY

To the front, the property features two lawned areas, steps leading to a gravelled pathway, and mature borders with a variety of plants, shrubs, and trees. To the rear, there is a good-sized enclosed stone-flagged patio with two outside stone stores, a raised flagged patio, and stone steps leading to a lane. A further grassed garden area sits above the parking and is accessed via steps from the track. Parking area at the rear with shed — space for two cars, or three if the shed is removed.



NOTES

Tenure: Freehold
Council Tax Band: F
EPC Rating: D