



**Chantry Lane, Tideswell Buxton SK17 8NP**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**

## **Chantry Lane, Tideswell Buxton**

A well-appointed three bedroom semi-detached residence with off road parking and enclosed easily managed rear garden. Occupying a popular residential area in the historic village of Tideswell, close to an excellent range of shops, cafes and country inns within Lady Manners school catchment.

### **Hallway**

An entrance door opens into the hallway with radiator and staircase leading to the first floor.

### **Sitting Room**

12' 1" x 15' 5" ( 3.68m x 4.70m )

A reception room with front aspect double glazed window, radiator and a decorative fireplace with tiled inset, timber fire surround and electric fire. With television point and side aspect double glazed window.

### **Inner Lobby**

With built in storage cupboard.

### **Ground Floor W C**

Comprising low flush WC, wash hand basin, radiator and side aspect double glazed window.

### **Dining Kitchen**

14' 5" x 9' 9" ( 4.39m x 2.97m )

A fitted kitchen comprising wall, base and drawer units with stainless sink set in roll edge work surface and tiled splashback. Space for electric cooker, dishwasher, washing machine and fridge freezer. With rear aspect double glazed window overlooking the garden, double glazed double doors lead to the paved seating terrace, further side aspect double glazed window and radiator.

### **First Floor Landing**

With wooden balustrade, built in storage cupboard and access hatch to loft space.

### **Bedroom One**

14' 9" x 8' 6" ( 4.50m x 2.59m )

A double bedroom with front aspect double glazed window with radiator beneath.

### **Bedroom Two**

15' 7" x 8' 8" ( 4.75m x 2.64m )

A double bedroom with side aspect double glazed window, Velux roof light and radiator.

### **Bedroom Three**

9' 10" x 6' 9" ( 3.00m x 2.06m )

With front aspect double glazed window and radiator.

### **Bathroom**

A white and chrome suite comprising panelled bath with body jets, overhead shower and glazed screen, wash hand basin with cupboard beneath and low flush WC. With partially tiled walls, shaver point, radiator and Velux roof light.

### **Exterior And Gardens**

With off road parking for two vehicles and to the rear of the property is an enclosed garden with paved seating terrace, garden laid to lawn and timber storage shed.





***check out more properties at*** [bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)



welcome to

## Chantry Lane, Tideswell Buxton

- Derbyshire Dales District Clause applies
- 50% shared ownership scheme
- Lady Manners school catchment
- Close to an excellent range of local shops and amenities
- Off road parking and enclosed garden

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

check out more properties at [bagshawsresidential.co.uk](http://bagshawsresidential.co.uk)



Property Ref:  
BAK102153 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



01629 814774



Bakewell@bagshawsresidential.co.uk



Bridge Street, BAKEWELL, Derbyshire, DE45 1DS



[bagshawsresidential.co.uk](http://bagshawsresidential.co.uk)