

## 6 Monkey Brew Close, Peak Dale, SK17 8FR



**£285,000**



## **DIRECTIONS:**

From our Buxton office turn right, bear right at the roundabout and proceed along Station Road, travelling straight across the next roundabout and turning left at the following two roundabouts into Fairfield Road. Continue up the hill and head out of Buxton on the A6 towards Stockport. After a while turn right at the signpost for Batham Gate and Peak Dale and continue along this road heading into the village of Peak Dale along Batham Gate Road. The entrance for Monkey Brew Close can be found just before the junction with School Road on the right and our For Sale board has been erected for ease of identification.

## **HOUSE TYPE D1**

House Type D1 is an attractive and well proportioned semi detached house. On the ground floor there is an entrance hall with storage cupboard and stairs to first floor, a wc and a fitted kitchen with fitted appliances. Just off the kitchen is a utility room. There is a lounge/dining area at the rear with bi-fold doors to the rear garden. On the first floor there is a master bedroom with en suite shower room, a family bathroom and two further bedrooms. Outside the property there are gardens to both front and rear and off road parking.

## **GROUND FLOOR - Entrance Hall**

Stairs to first floor, under stairs cupboard, double radiator and frosted leaded glazed entrance door.

## **Wc**

Fitted with a white low level wc and vanity wash basin with cupboard under and tiled splashback. Double radiator and Vent Axia extractor.

## **Lounge/Dining Room 22'5" x 11'5" > 9'11"**

Two double radiators, uPVC double glazed window to rear and double glazed bi-fold doors to rear garden with views to the fields and countryside beyond.

## **Kitchen 15'0" x 9'2"**

Fitted with a range of base and wall mounted cupboards, pan drawers and work surfaces incorporating a 1 ½ bowl single drainer sink unit with mixer tap. Integrated fridge/freezer, integrated dishwasher, built in oven and grill,, four ring electric hob and extractor. Double radiator and uPVC double glazed window to front.

## **Utility Room**

Fitted with base and wall mounted cupboards and work surface incorporating a stainless steel single drainer sink unit with mixer tap. Plumbing for washing machine, space for tumble dryer, Vent Axia extractor, Main boiler and uPVC double glazed frosted door to side.

## **FIRST FLOOR - Landing**

Double glazed Velux window to front.

## **Bedroom One 15'11" x 10'11"**

Double radiator and uPVC double glazed window to rear.

## **En Suite Shower Room**

Fitted with a white suite comprising corner tiled and glazed cubicle with shower, wash basin and low level wc. Heated towel rail, Vent Axia extractor and uPVC double glazed frosted window to side with tiled sill.

## **Bedroom Two 15'2" x 9'5"**

Double radiator and uPVC double glazed window to front.

## **Bedroom Three 9'11" x 6'9"**

Double radiator and uPVC double glazed window to rear.

## **Bathroom**

Fitted with a white suite comprising panel bath with tiled surround, shower screen and shower over, wash basin and low level wc. Vent Axia extractor and heated towel rail.

## **OUTSIDE - Parking**

With driveway parking for two vehicles to the front.


## **Garden**

Garden to front. Patio and garden to rear backing onto fields with countryside views.

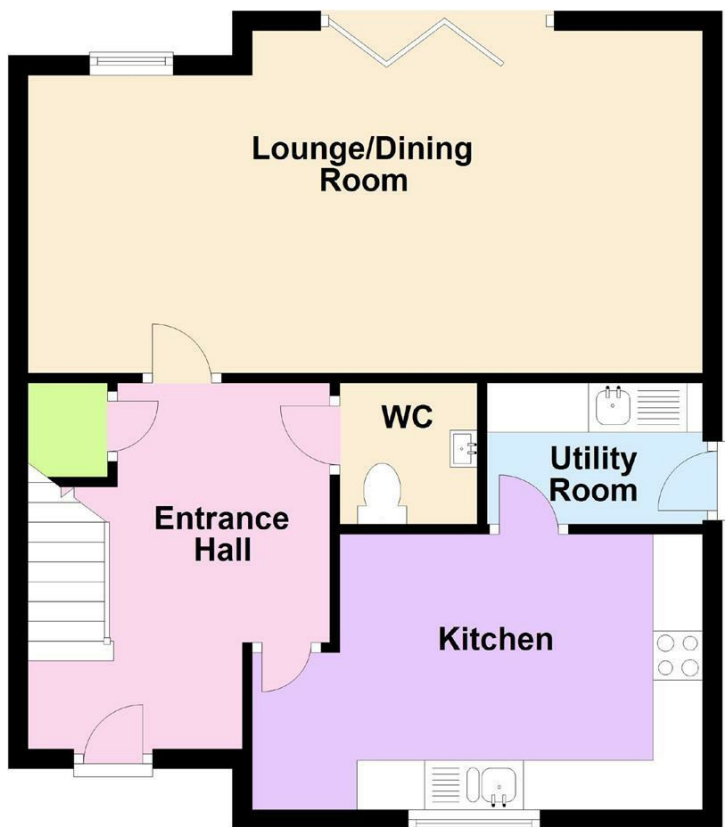
## **Local Views**

## **NB**

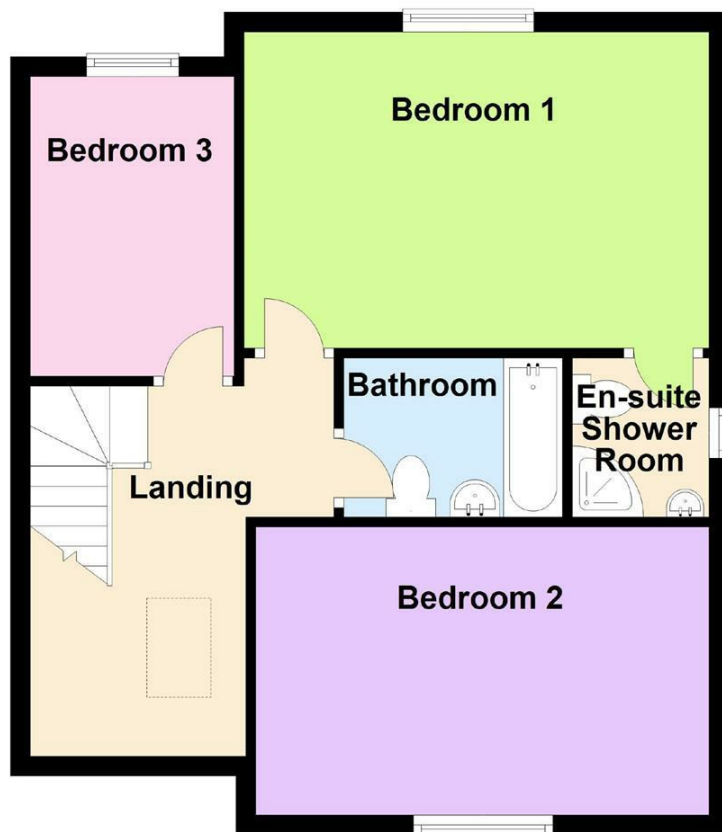
Description, measurements and floor plans are taken from Plot 5 and are only to be used as a guide. Photographs are taken from various plots.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Ground Floor



## First Floor



1 Grove Parade, Buxton, Derbyshire, SK17 6AJ  
Tel: 01298 24383 Email: [info@jonmellor.co.uk](mailto:info@jonmellor.co.uk)  
[www.jonmellor.co.uk](http://www.jonmellor.co.uk)