



Smalldale
Nr Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

Smalldale

Nr Buxton

Derbyshire, SK17 8EA



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Offers In The Region Of

£375,000

Lounge

With two Upvc windows to side and front. Upvc door leading to garden. Inset cast iron stove with wooden mantle and tiled hearth. Radiator.

Fitted Kitchen

Fitted with a matching range of wall and base units with work surface over with one and a half bowl sink with mixer tap over and drainer. Five ring gas hob with extractor hood over. Double oven. Space for fridge freezer, space and plumbing for dishwasher. Wall cupboard housing the wall mounted 'Heatline' gas combination boiler. Front entrance door. Upvc window to front. Radiator.

Utility Room/ WC

Fitted with wall and base units with worksurface over. Stainless steel sink with mixer tap over. Tiled splashbacks. Space and plumbing for washing machine with space for tumble dryer. Low level wc. Radiator. Extractor fan. tiled flooring.

Dining Room

Upvc window to front. Stairs off leading to first floor. Useful under stairs storage cupboard. Radiator.

Snug/ Bedroom Four

Upvc window to front. Velux style window to rear. Radiator.



Buxton - 0129827524



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Accommodation

First Floor Landing

Two velux style windows to rear. Radiator. Loft access. Useful built in storage cupboard with doors leading too:

Bedroom

Upvc window to front. Two velux style windows to rear. Radiator. Built in wardrobes.

Bedroom

Two upvc windows to front and side. Radiator.

Bedroom

Upvc window to front. Radiator. Useful built in cupboard with hanging space.

Bathroom

Fitted with a panelled bath with wall mounted shower over. Vanity wash hand basin with storage cupboards, Low level dual flush WC. Partially tiled walls. Radiator. Velux style window to front.

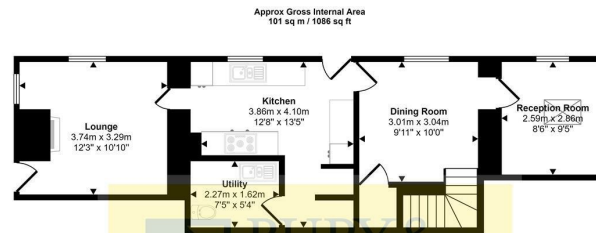
Outside

To the side of the property is off road parking with further small lawned garden. To the front of the property is a paved patio area with gated access leading to the south facing garden laid mainly with lawn with flower beds, and mature shrubs. Patio seating area with further patio to the bottom of the garden with two timber sheds.

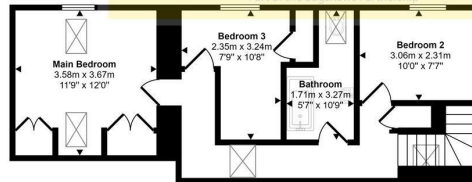
FREEHOLD

EPC - C

HPBC- BAND C



Ground Floor
Approx 54 sq m / 581 sq ft



First Floor
Approx 47 sq m / 505 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-plus) A			
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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