



 BURY &



Peep O Day Batham Gate Road  
Buxton



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

# Peep O Day Batham Gate Road

Buxton

Derbyshire, SK17 8AH



Bury and Hilton are delighted to offer for sale this immaculately presented THREE BEDROOMED, TWO BATHROOMED, DETACHED property designed and built by the current owners, located in the popular village of Peak Dale which is within close proximity of Buxton. Spacious accommodation briefly comprises: Entrance porch, hallway, lounge, dining room, kitchen, utility and downstairs wc to the ground floor with three good sized bedrooms (one en-suite) and

## Offers In The Region Of £289,000



Buxton - 0129827524



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### Entrance Porch

5'3 x 5'3

With Upvc front entrance door. Radiator. Inner door to:

### Hallway

5'8 x 4'8

Radiator. Stairs to first floor. Door to:

### Lounge

14'11 x 14'6

Upvc window to front. Feature gas fireplace with surround and mantle. Radiator. Useful understairs storage cupboard. Opening to:

### Dining Room

10'11 x 8'6

Upvc window to rear. Radiator. Space for dining table. Door to:

### Kitchen

10'11 x 9'3

Fitted with a range of wall units with display cabinets and base units with drawers with work surfaces over incorporating stainless steel sink with drainer and tiled splashbacks. Breakfast bar seating area. Four ring gas hob and oven with extractor hood over. Upvc window to rear. Door to:

### Utility

10'8 x 4'9

Fitted with wall units with worksurface and undercounter space and plumbing for washing machine and space for tumble dryer. Wall mounted 'Baxi' gas combi boiler. Upvc window to front. Upvc rear door and door to:

### Downstairs Wc

Wash hand basin with tiled splashback and Wc. Upvc window to rear.

### First Floor Landing

Loft access with ladder. Fully boarded loft space with lighting. Airing cupboard.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	71	
(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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