



# Peep O Day Batham Gate Road Buxton



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## Peep O Day Batham Gate Road

Buxton

Derbyshire, SK17 8AH



**Offers In The Region Of**  
**£289,000**

### Entrance Porch

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

### Hallway

Radiator. Stairs to first floor. Door to:

### Lounge

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

### Dining Room

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

### Kitchen

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

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:

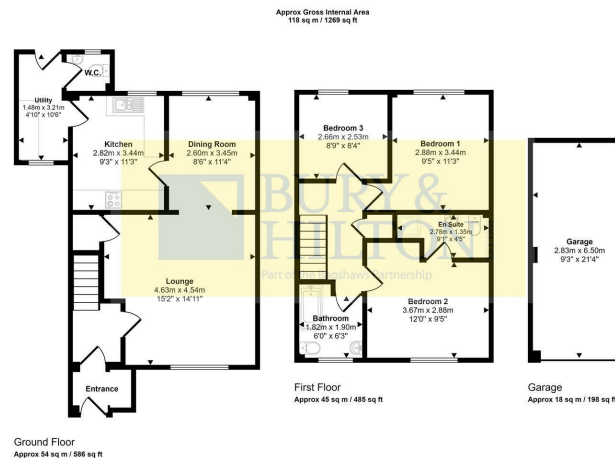
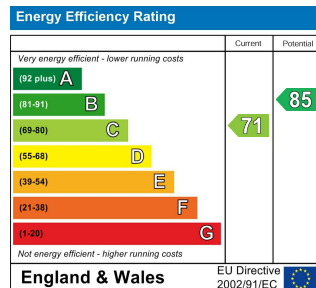


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# Accommodation

## 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.

## Bedroom One

Upvc window to front. Radiator.

## En-suite

Wc, wash hand basin with tiled splash backs and fully tiled shower cubical with folding door. Extractor fan. Radiator.

## Bedroom Two

Upvc window to rear. Radiator

## Bedroom Three

Upvc window to rear. Radiator.

## Family Bathroom

Fitted with a three piece suite comprising: Paneled bath with wall mounted shower over, wash hand basin and wc. Upvc window to front. Radiator. Extractor fan. Partially tiled walls.

## Outside

To the front of the property there is a block paved driveway with shared access with next door, with ample off road parking. Iron gates lead to to further parking and garage. To the rear of the property is an enclosed garden laid mainly with patio flags with graveled area. Timber fencing clearly marking the boundaries.

## Garage

With up and over door. Power and lighting. Over head storage space. Upvc window to side.

FREEHOLD

EPC- C

HPBC- D

## 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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