



## Sycamore Cottage. The Wash High Peak



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



## Sycamore Cottage. The Wash

High Peak  
SK23 0QW



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Offers Over  
£450,000

### Entrance Porch

Front Upvc entrance door. Two windows to front and one to side.

### Lounge

Upvc window to front and rear. Inset freestanding gas fire with stone hearth and exposed brick surround with wooden lintel. Two radiators. Stairs leading to the first floor. Exposed wooden beams.

### Kitchen Diner

Fitted with a hand crafted solid wood kitchen, with matching wall units and display cabinets, base units with drawers and worksurface over incorporating ceramic belfast style sink. Tiled splashbacks. Four ring gas hob with electric oven and extractor hood over. Tiled flooring. Upvc window to front. Radiator. Exposed wooden beams and exposed red brick wall. Space for dining table.

### Downstairs Shower Room

Fitted with shower cubical with wall mounted shower over, WC and wash hand basin. Radiator. Partially tiled walls. Upvc window to side.

### Utility

With space and plumbing for washing machine. Upvc window to side and Upvc door leading to rear garden. Radiator. Tiled flooring. Cupboard housing the wall mounted 'Ideal' combi boiler.

### First Floor Landing

With Upvc window to rear.

### Bedroom

Upvc window to front and side. Wooden fitted wardrobe. Radiator. Vaulted ceiling with exposed wooden beams.



Buxton - 0129827524




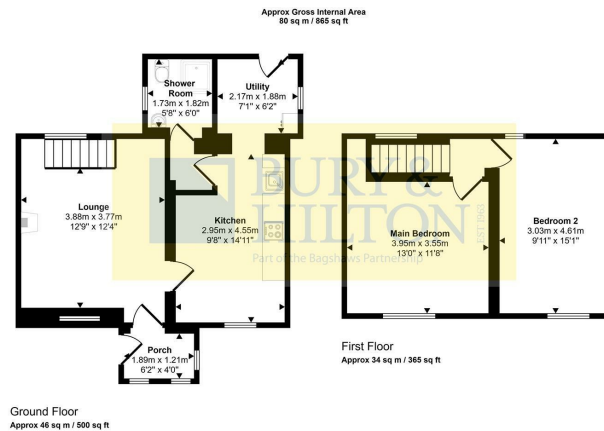
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>49</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



# Accommodation

## Bedroom

Upvc window to front and rear. Radiator. Vaulted ceiling with exposed beams.

## Outside

To the front of the property is a gated garden, laid with paved patio and raised flower bed. To the side of the property is a further paved area with gated access leading to the rear garden. To the rear of the property is an enclosed tiered garden, with paved patio seating areas with flower beds with an array of mature shrubs and bushes. To the side of the property is a driveway to provide off road parking.

FREEHOLD

EPC- E

HPBC-BAND D

## Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

## Broadband Connectivity

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## 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.

## Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

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**Part of the Bagshaws Partnership**

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