



Smalldale  
Nr Buxton



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



**Smalldale**  
Nr Buxton  
Derbyshire, SK17 8EA



**Offers In The Region Of**  
**£399,950**

**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.

**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.

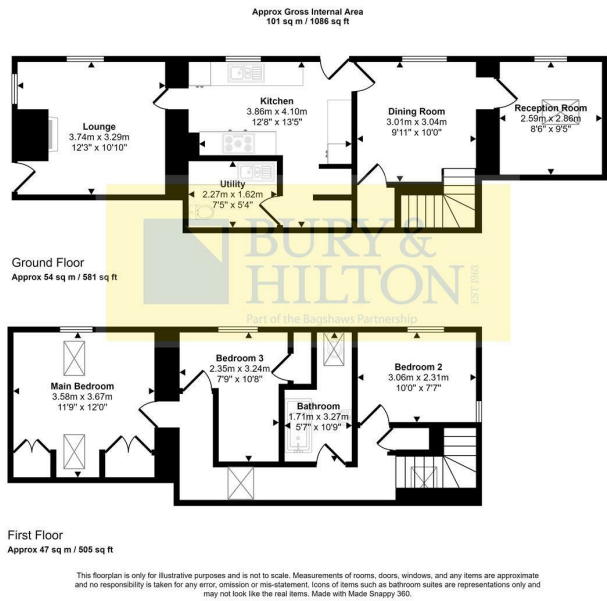
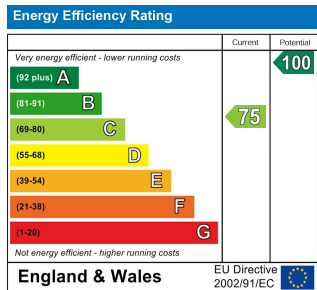


Buxton - 0129827524



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# Accommodation

- 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

**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.

**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.

**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.

**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.

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