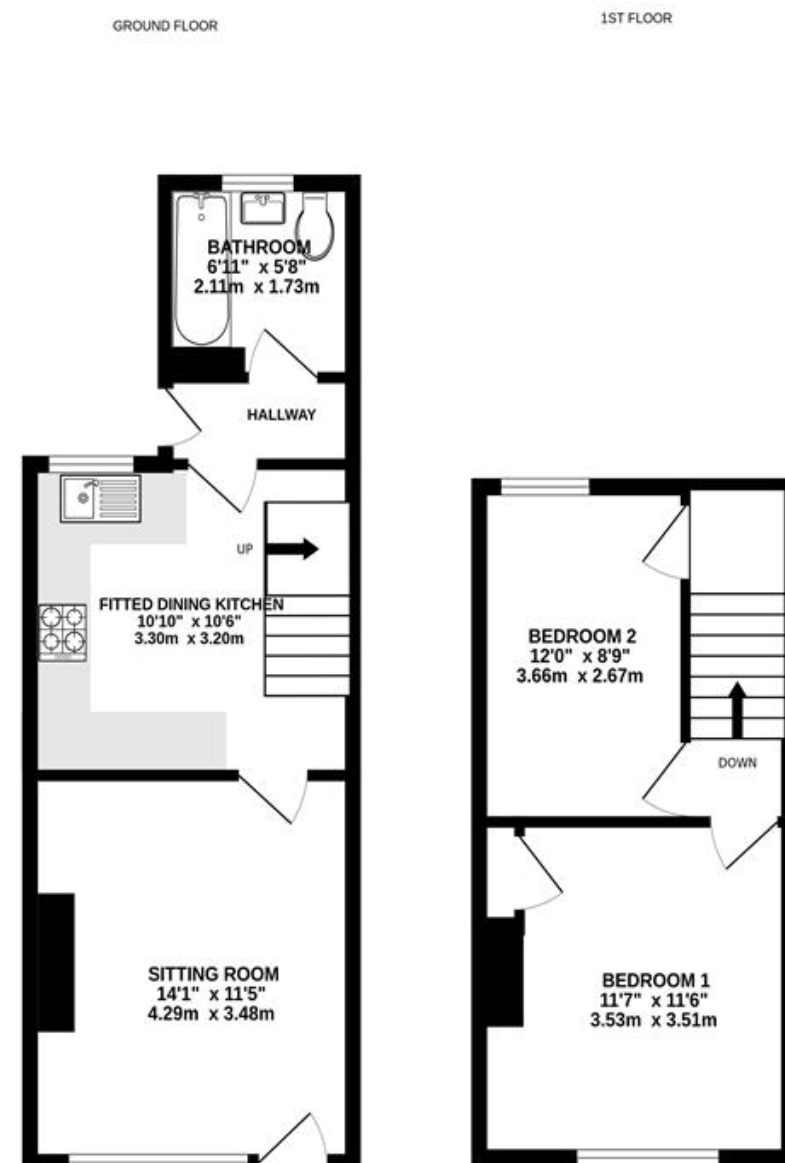


**32 SMALLDALE COTTAGES**  
 Smalldale, Buxton  
**£190,000**



**NOTICE**  
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Whaley Bridge  
 15, Market Street, WHALEY BRIDGE SK23 7AA  
 01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk



\*\*\* NO CHAIN \*\*\*

A REFURBISHED AND UPGRADED stone terrace cottage which is located within a popular semi rural location with use of GARDENS and VIEWS front and rear. Ready to move into and offers excellent LIVING AND DINING/KITCHEN SPACES and TWO generous bedrooms. The property has new decor and carpets.

**GASCOIGNE HALMAN**



- STONE TERRACE COTTAGE JUST RECENTLY REFURBISHED AND UPGRADED
- BRAND NEW FITTED KITCHEN, BATHROOM, DECOR AND FLOOR COVERINGS
- SITTING ROOM AND FITTED DINING KITCHEN WITH APPLIANCES
- TWO DOUBLE BEDROOMS AND A BATHROOM ON THE GROUND FLOOR
- POPULAR COUNTRYSIDE HAMLET SETTING CLOSE TO BUXTON
- USE OF A GARDEN TO THE REAR WITH VIEWS



**£190,000**

**32 SMALLDALE COTTAGES**

Smalldale, Buxton



This delightful stone cottage has just been refurbished and ready to move into including new floor coverings and painted. The upgrade includes new fitted kitchen, bathroom, decor, floor coverings, re-wire and much more. It is located within an attractive row of similar cottages which is situated within the small countryside village of Smalldale. The accommodation provides a sitting room, newly fitted dining kitchen with a staircase to the first floor, rear porch which leads to a newly installed bathroom and the porch has access to outside. The first floor landing leads to two generous bedrooms. Externally the property has a large paved area to the front with views and the rear has an enclosed courtyard and across

the communal lane there is the use of a garden area. The garden is part of a row of communal drying ground areas but each property has fenced off a share (this is not part of the ownership of this property). Smalldale is close to the Spa Town of Buxton with excellent shops, schools and commuter links by both bus and rail to major towns and cities. Viewing this property comes highly recommended. Please Note - drainage is by shared septic tank which may require upgrading to meet current regulations.

#### LOCATION

Smalldale is a small hamlet setting just outside Peakdale with many countryside walks. The large Spa Town of Buxton with many amenities, theatre, shops, restaurants, schools is a short distance away. Buxton has excellent bus and rail links to major towns and cities.

#### DIRECTIONS

SAT NAV: SK17 8EA

#### TENURE

Freehold. Subject to verification by solicitors

#### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections. We have been advised by the current owner that the property does have a gas connection however all gas authorities are not aware of any connection to the property so no bills have ever been paid. The client has made many enquiries but to no avail. Any potential buyer should seek clarification.

#### LOCAL AUTHORITY

High Peak Borough Council - Band B

#### VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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