



8 Lee Dale, Buxton, SK17 9LQ
Offers in the region of £230,000

"A home where the views are just as impressive as the accommodation." - Unknown

A beautifully presented two-bedroom semi-detached home in the popular area of Harpur Hill with modern living throughout. With two well proportioned bedrooms, recently upgraded Kitchen and Bathroom and off road parking, Perfect for first time buyers or professionals seeking a turn key peaceful home within easy reach of Buxton's town centre and on the doorstep to the surrounding countryside surroundings.

Denise White Estate Agents Comments

Occupying a generous plot in a pleasant semi-rural setting, this attractive two-bedroom semi-detached home is a wonderful example of a property that combines a high standard of modern presentation throughout whilst enjoying a peaceful setting with stunning views.

The accommodation briefly comprises an entrance hallway, a spacious lounge, and a modern kitchen/diner with useful understairs storage. Also on the ground floor are a convenient WC and a rear porch/utility area. To the first floor are two well-proportioned bedrooms and a contemporary family bathroom.

The current owners have carried out a number of improvements, including the installation of a modern fitted kitchen and an upgraded bathroom, creating a home that is both practical and beautifully presented throughout.

Externally, the property benefits from off-road parking to the front, while vehicular access to the rear provides additional hardstanding for further parking if required. The generous rear garden is mainly laid to lawn and enjoys stunning open countryside views. A substantial summerhouse, divided into two rooms and included within the sale, offers excellent potential as a home office, hobby room, gym, or additional entertaining space.

Further benefits include uPVC double glazing and gas central heating.

Early viewing is highly recommended to fully appreciate the accommodation, outdoor space, and exceptional views this wonderful home has to offer. Offered for sale with no onward chain involved.

Location



Harpur Hill is a popular residential area on the outskirts of Buxton, offering a peaceful setting with local amenities and easy access to the town centre.

Buxton offers an excellent quality of life, combining the charm of a historic spa town with modern amenities. Residents benefit from a wide range of shops, supermarkets, cafés, restaurants, leisure facilities, and healthcare services, as well as beautiful parks and easy access to the Peak District National Park. The town has a selection of well-regarded primary and secondary schools, making it popular with families. Buxton is well connected by road via the A6 and A515, with regular rail services to Manchester and bus routes to surrounding towns, providing convenient access for commuters and visitors alike.

Entrance

Carpet flooring. uPVC front entrance door. Radiator. Stairs off leading to first floor.

Lounge

14'8 x 10'8 (4.47m x 3.25m)



Carpet flooring. Radiator. Living flame electric fire place. uPVC window to front elevation. Access into:-

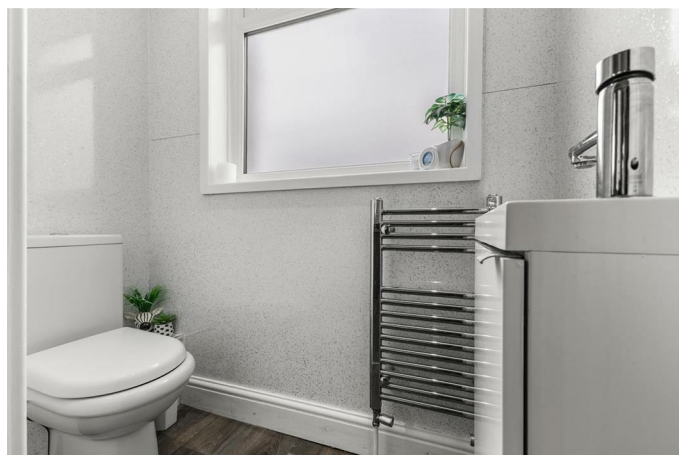
Dining Kitchen

14'9 x 9' (4.50m x 2.74m)



Fitted with a modern range of wall and base units with drawers and working surface over incorporating one and a half bowl 'Franke' sink with mixer tap and drainer. Four ring gas hob with 'Neff' slide and hide' oven below with extractor hood over. Integrated fridge freezer and integrated dishwasher. Space for dining table. Two uPVC windows to rear. Wood effect flooring. Modern column style radiator. Large understairs storage cupboard. Access to:-

Wc



Wood effect flooring. Low level Wc and vanity wash hand basin. Heated towel rail. uPVC window to side. Mermaid boarded walls.

Rear Porch / Utility Space



Carpet flooring. uPVC windows to rear elevation. Space and plumbing for washing machine and tumble dryer. Rear door leading onto the garden.

First Floor Landing



Carpet flooring. uPVC window to side elevation. Loft access.

Master Bedroom

13'3 x 10'8 (4.04m x 3.25m)



Carpet flooring. Radiator. uPVC window to front elevation. Built in wardrobes and drawers. Wardrobe space housing the gas combi boiler.

Bedroom Two

9'3 x 9' (2.82m x 2.74m)



Carpet flooring. Radiator. uPVC window to side.

Family Bathroom

8' x 6' (2.44m x 1.83m)



Fitted with a modern and matching suite comprising: Panelled bath with wall mounted shower over and folding glass shower screen, low level WC and vanity wash hand basin with storage below. Heated towel rail. Fully tiled walls. Lino flooring in wood effect herringbone style. uPVC window to rear. Extractor fan.

Outside



To the front of the property is a driveway to provide off road parking for one vehicle, with access to the rear of the property with hard standing for further parking. A good sized South West facing garden laid mainly with lawn and hard standing with fantastic open views. (Please note, the neighbouring property have access over the shared area to the front)

Summer House



Summerhouse- Two rooms
Composite and timber construction with two rooms, both with patio doors. With power and lighting to both rooms.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: High Peak Band B

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agents



"Work hard. Stay humble. Always be kind."

Denise is the Director of Denise White Estate Agents and has worked within the property industry since 1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to estate agency. From traditional homes and country properties to contemporary living and new developments, every property is treated individually, with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the time comes, you're ready to go.

Need A Mortgage?

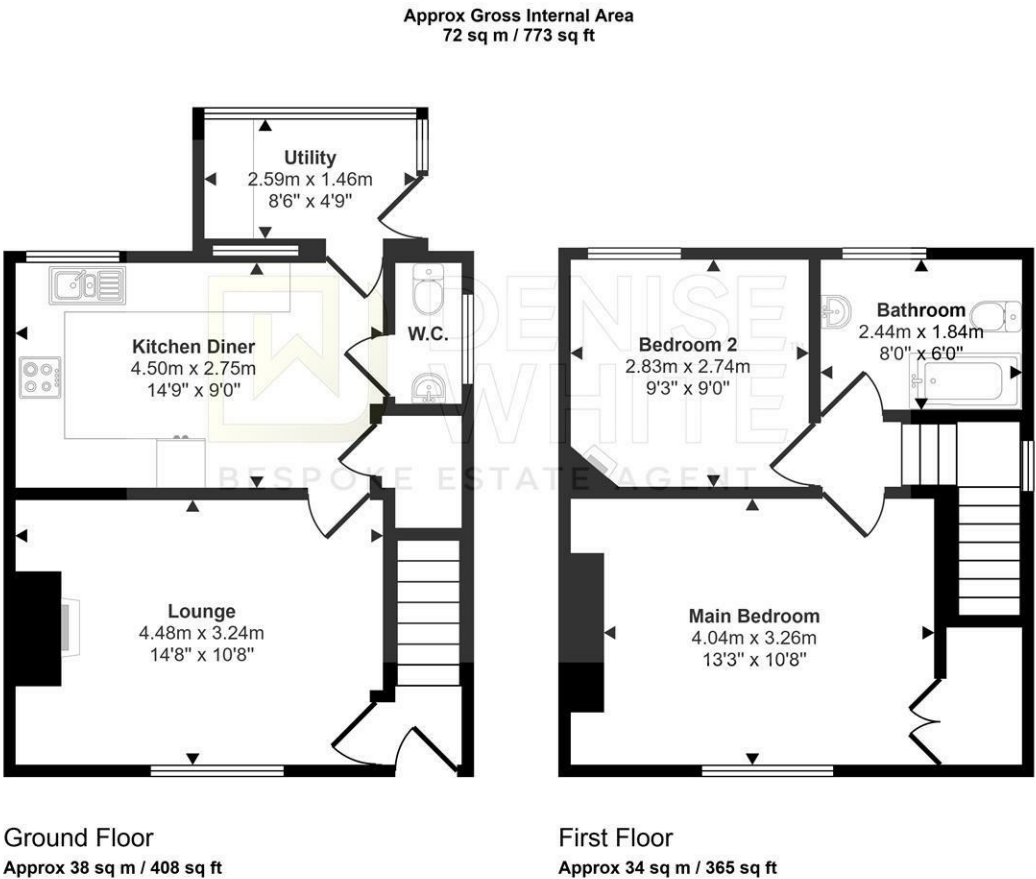
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365,

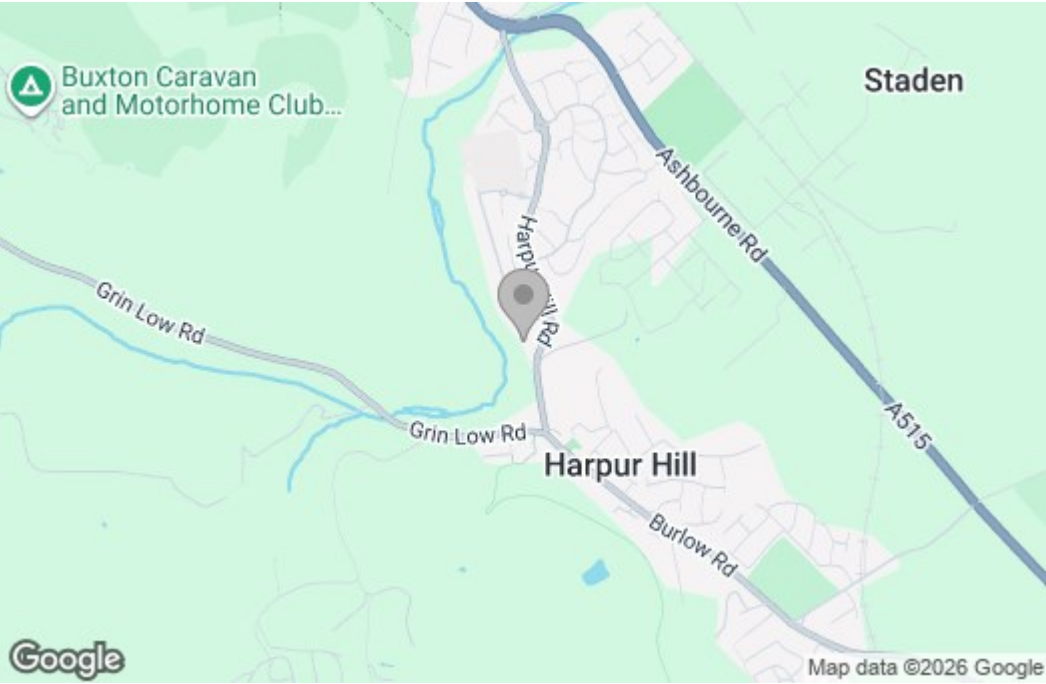
to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

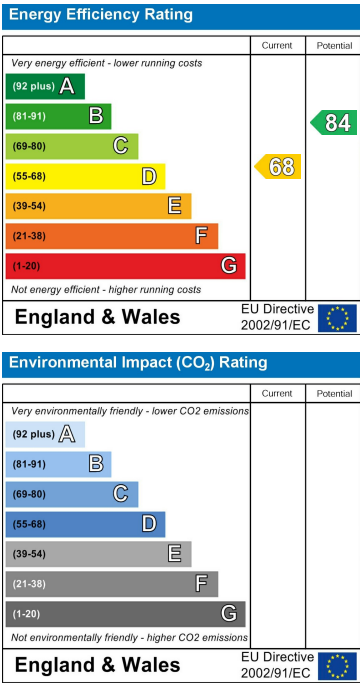


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.