



4 Memorial Place

Peakdale



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

4 Memorial Place

Peak Dale

Buxton, Derbyshire, SK17 8AT

This two bedroomed semi-detached stone cottage is situated in a delightful position at Peak Dale, in a quiet cul-de-sac setting with open fields and excellent views to the side aspect.

The property requires some updating and improvement but offers a wealth of character and a superb opportunity for the buyer to put their own stamp on the property.

The accommodation benefits from double glazing and gas fired central heating and briefly comprises: Living Room, Dining Room and Kitchen (with access to the Cellar) to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.

Externally the property boasts a delightful rear garden area mainly laid to lawn and could offer the chance to create off street parking - subject to any permissions that might be required and an outside W.c.

An inspection of the property comes recommended to see the scope and opportunity on offer.

The property is offered For Sale with No Upward Chain involved.

Offers in the region of: £150,000



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Leek Office - 01538 383344



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Accommodation

Living Room

Radiator. Open fire.

Dining Room

Radiator. Access to cellar.

Kitchen

Wall and base units. Stainless steel sink unit with drainer. Plumbing point. Radiator. Rear door.

First Floor Landing

Loft access. Radiator.

Bedroom

Radiator.

Bedroom

Radiator.

Bathroom

Bath. W.c. Wash basin. Radiator. Cupboard housing central heating boiler.

Outside

Externally the property boasts a delightful rear garden area mainly laid to lawn and could offer the chance to create off street parking - subject to any permissions that might be required and an outside W.c.



AWAITING FLOOR PLAN

Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

Council Tax Band & EPC Rating: Band B & E.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

Method of Sale

This property is to be sold by Private Treaty.

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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