



 BURY &



32 School Road  
Peakdale

 **BURY &  
HILTON**  
ESTD 1966  
Part of the Bagshaws Partnership

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

32 School Road  
Peakdale  
Derbyshire, SK17 8AP



\*Bury and Hilton are delighted to offer for sale this EXTENDED, THREE bedroomed terraced property located in the popular village of Peakdale.

\*With large enclosed rear garden and driveway to the front of the property providing off road parking.

\*Large workshop to the rear of the property with built in work bench, power and lighting.

## Offers In The Region Of £255,000



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk

### Entrance Porch

Upvc front entrance door and Upvc windows. Tiled flooring. Inner door leading to:

### Hallway

With stairs off leading to first floor. Radiator.

### Lounge

16'1 x 12'10 (max)

Upvc window to front. Radiator. Freestanding log burning stove with tiled surround and oak beam over.

### Dining Room

16.2 x 10'1

Lino flooring. Radiator. Space for dining table. Open plan onto:

### Kitchen

12'9 x 7'7

Fitted with a modern and matching range of wall and base units wood effect working surfaces over incorporating stainless steel 'Franke' sink with drainer and mixer tap over and brick effect tiled splash backs. Space for range sized gas cooker with 'Neff' extractor hood over. integrated dishwasher. Space and plumbing for washing machine. Space for tumble dryer. Wall cupboard housing the 'Worcester' gas combi boiler. Two Upvc windows to rear. Upvc rear door.

### First Floor Landing

Loft access to partially boarded loft with loft ladder and velux roof window. Doors to:

### Bedroom One

11'9 x 9'9

Upvc window to rear. Radiator. Fitted wardrobes with mirror fronted sliding doors.

### Bedroom Two

10'3 x 9'10

Upvc window to front. Radiator.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## 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.



17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



### Offices in:

Ashbourne 01335 342201  
Bakewell 01629 812777  
Buxton 01298 27524  
Leek 01538 383344  
Uttoxeter 01889 562811