



**GASCOIGNE
HALMAN**

Station Road, Dove Holes, Buxton

**Asking Price
£185,000.00**

THE AREA'S LEADING ESTATE AGENCY



A generously proportioned stone built terrace in a convenient location. The property has accommodation split over four floors and includes a lower ground floor reception room, a lounge and kitchen diner family bathroom and two great double bedrooms. There is a low maintenance paved garden to the rear with stone built house ideal for storage or a small workshop. This home also benefits from gas central heating and is double glazed throughout. There are also lovely views to the rear over the nearby countryside

There is easy access to the nearby town of Buxton and Chapel-en-le-Frith via the A6 and the train station, which is on the Buxton to Manchester is only a short walk away.

Property details

- Stone Built Terrace
- Two Double Bedrooms
- Lower Ground Floor Reception Room
- Views to the Rear
- Lounge and Kitchen Diner
- Close to Train Station



About this property

In a little more detail, the accommodation on offer comprises a pathway leading to the front door which opens into the lounge with double glazed window to the front and gas fire in fireplace. A doorway leads into the kitchen which has a range of fitted wall and base units with worktop over, inset sink and tiled splashbacks. A staircase leads to the lower ground floor which has been used as a dining room and has a window to the rear.

The first floor houses the landing with window to the rear overlooking the countryside, bedroom one looking out to the front and the family bathroom comprising WC, wash basin in vanity unit and bath with shower over and glass screen, all complimented by tiled splashbacks.

The second floor has bedroom two and a useful storage space in the eaves.

Externally to the rear, there is a stone paved garden with raised flowerbeds, stone walled perimeter and a stone built outhouse.





DIRECTIONS

SK17 8DH

COUNCIL TAX BAND

B

TENURE

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

High Peak Borough Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Copper wire

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

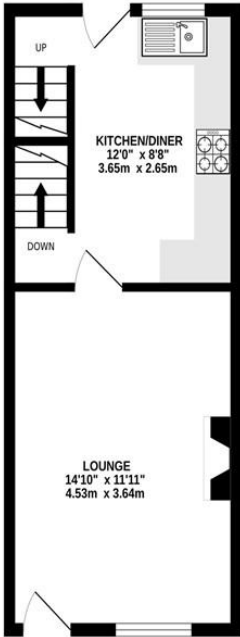
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

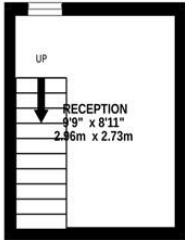
No

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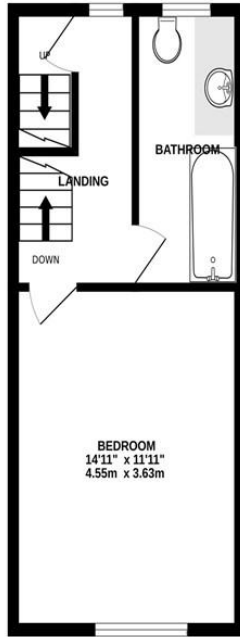
GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



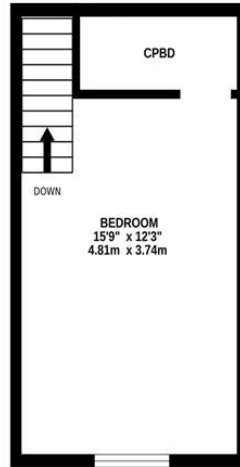
LOWER GROUND FLOOR
88 sq.ft. (8.1 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.8 sq.m.) approx.



2ND FLOOR
233 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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