



**GASCOIGNE
HALMAN**

Burlow Road, Buxton
Asking Price £185,000

THE AREA'S LEADING ESTATE AGENCY



Situated on Burlow Road, this mid-terrace house with well proportioned accommodation throughout including two double bedrooms and a generous lounge. The property also includes a convenient downstairs WC and a well-maintained bathroom.

Enjoy picturesque countryside views to the rear of the property. The rear garden offers a private outdoor space, ideal for gardening or alfresco dining. Located close to local shops and amenities as well as the nearby countryside.

Property details

- Mid Terrace Property
- Two Double Bedrooms
- Generous Lounge
- Downstairs WC
- Countryside Views
- Garden to Rear
- Close to Shops



About this property

In a little more detail, the property is entered via a porch, into the lounge with laminate flooring, fire in fireplace and staircase leading to the first floor. The kitchen diner has a range of fitted wall and base units with worktop over and inset stainless steel sink and drainer. There is space for a dining table and access into the rear vestibule housing the boiler and on to the downstairs WC.

The first floor has the landing, bedroom one looking out to the rear with views over the garden to the countryside beyond. The bathroom is a modern suite comprising WC wash basin and bath with shower over and tiled splash backs. Bedroom two looks out to the front over the street.

Externally there is a garden to the rear with paved patio leading onto the lawned garden enclosed by timber fencing.



DIRECTIONS

SK17 9JD

COUNCIL TAX BAND

B

TENURE

Freehold

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		87 B
69-80	C	70 C	
55-68	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?

Yes

SOURCES OF FLOODING

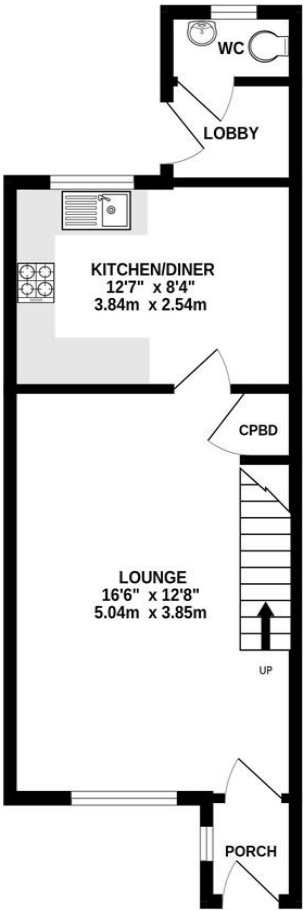
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

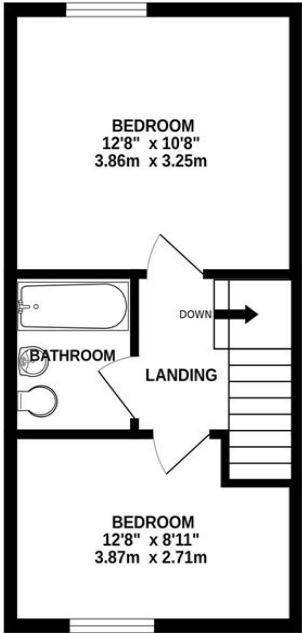
No

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.

GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.





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