



**GASCOIGNE
HALMAN**

Dale Road, Buxton
Asking Price £210,000

THE AREA'S LEADING ESTATE AGENCY



Situated on Dale Road, this charming stone-built end terrace house offers a convenient living environment. The property has undergone some improvement by the current owners but allows the new buyer to finish these improvements and put their own stamp on the property. Boasting two reception rooms and two to three bedrooms, the property is well-suited to a variety of household needs. The attractive modern bathroom complements the traditional character of the home, providing a tasteful blend of old and new. Additional benefits include off-road parking to the rear, enhancing practicality in this central location. With local amenities within easy reach, this property presents an excellent opportunity for buyers seeking a well-proportioned home in a sought-after area.

Property details

- Stone Built End Terrace
- Two/Three Bedrooms
- Two Reception Rooms
- Off Road Parking to Rear
- Attractive Modern Bathroom
- Central Location
- Convenient for Local Amenities



About this property

In a little more detail, the accommodation on offer comprises an entrance hallway, lounge with a dual aspect looking out to the front and side and ceiling coving. The dining room has a window looking out to the rear, laminate flooring, feature fireplace doorway opening onto the staircase leading to the cellar. The kitchen has a range of wall and base units with worktops over and inset sink.

The first floor houses the landing area which has been opened up into bedroom three creating an excellent open plan bedroom/study space, this could easily be changed back into a bedroom with a stud wall. Bedrooms one and three look out over the street to the front and all bedrooms are served by the family bathroom complete with attractive 3 piece suite comprising WC, wash basin and walk in shower with glass screen.

Externally there is a small garden to the front which wraps around the side of the house to the rear yard which has gates onto Dale Terrace providing off road parking and access to the detached garage.





DIRECTIONS

SK17 6LW

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		82 B
69-80	C		
55-68	D	58 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

Fibre to the premises

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

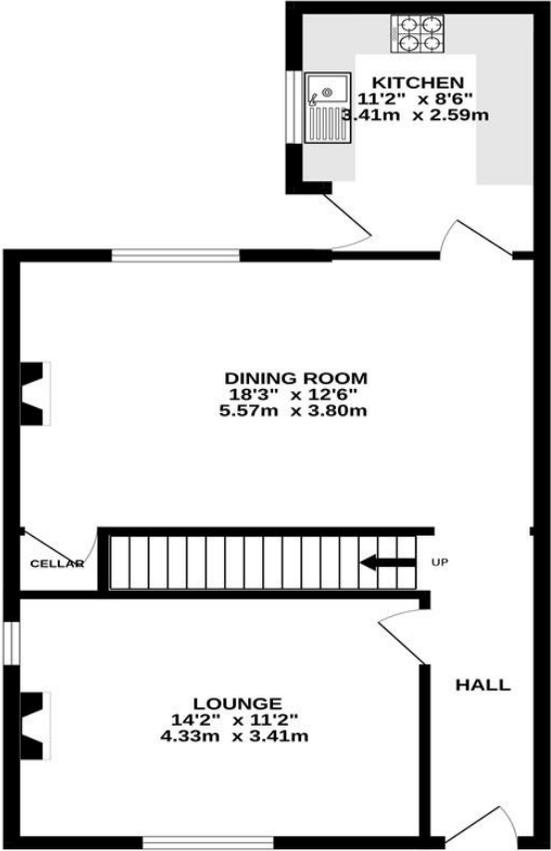
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

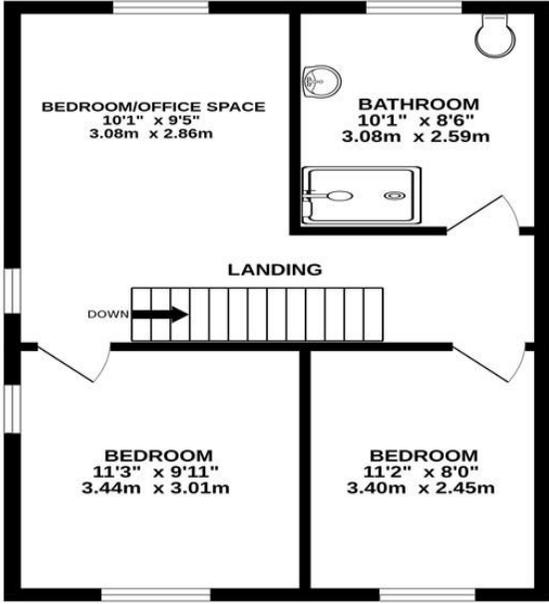
No

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GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1055 sq.ft. (98.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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