



**GASCOIGNE
HALMAN**

Burlow Road, Buxton
£220,000.00

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented and deceptively spacious stone built terrace cottage in a private location off Burlow Road. The property has undergone an excellent, recent, program of refurbishment blending attractive period features with modern fitting including contemporary fitted kitchen and bathroom. There are modern electrics and heating system along with new flooring throughout making it an ideal home that is ready to move in to. In addition to the living accommodation there is the added benefit of an additional, small plot of land to the rear currently used as off road parking.

Located on the edge of the town, the home is ideal for access to the nearby countryside and is only a short walk to local shops.

Property details

- Newly Renovated Throughout
- Three Bedrooms
- Modern Kitchen Diner
- Deceptively Spacious
- Additional Garden to Rear with Parking Space
- Close to Local Shops



About this property

In a little more detail, the accommodation on offer comprises an entrance porch opening into the kitchen diner with a range of fitted wall and base units with granite worktops over and breakfast bar. This opens into the lounge with stone fireplace and double glazed window looking out to the rear and rear porch.

The first floor has the landing with useful storage cupboard, bedroom one and three looking out to the rear, bedroom two looking to the front and family bathroom complete with WC, wash basin and bath with shower over and tiled splashbacks.

Externally there is a stone built outhouse to the front, small garden to the rear and extra plot of land with established trees and space for parking.





DIRECTIONS

SK17 9HX

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		84 B
69-80	C		
55-68	D	66 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

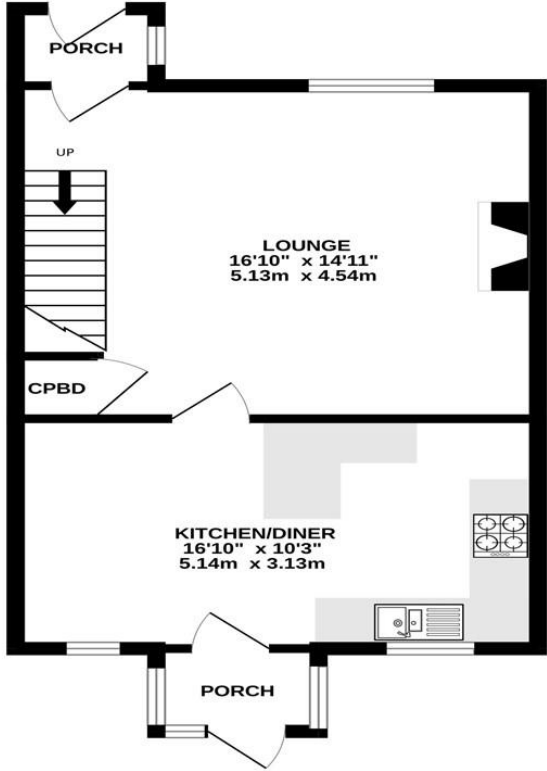
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

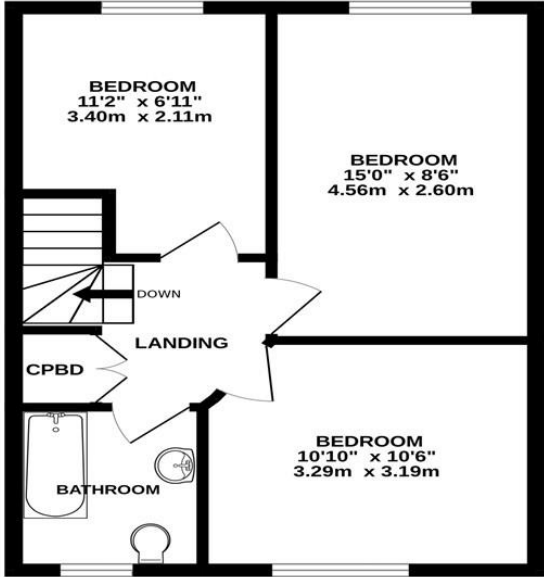
No

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GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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