

Ground Floor



First Floor



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

Outbuilding



Wright Marshall
Estate Agents

138 BATHAM GATE ROAD, PEAK DALE,
BUXTON SK17 7HT

£289,995



NO ONWARD CHAIN – REFURBISHED THREE BEDROOM HOME WITH CONVERTED GARAGE - While not currently classed as an annexe, it offers excellent potential as an annexe or holiday let (subject to the necessary planning consents). **COUNTRYSIDE VIEWS & GOOD TRANSPORT LINKS.** Located in the village of Peak Dale on the outskirts of Buxton, this well-presented home has been refurbished by the current owner and features an energy-efficient dual fuel system. The property includes a porch, hallway, living room with multi-fuel burner, fitted kitchen, three bedrooms, and a family bathroom. The converted garage provides additional space with two studies/storage rooms/workshops, a kitchenette, and shower room. Externally, there is a gated driveway providing ample off-road parking, and to the rear an enclosed private garden with patio and lawn.

MISREPRESENTATION ACT 1967.

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PORCH

Entrance door and two uPVC double glazed windows.

HALLWAY

uPVC door, vertical radiator, wood-effect flooring, and stairs to the first floor.

LIVING ROOM

10'11 x 17'1 (max) (3.33m x 5.21m (max))
uPVC double-glazed window, multi-fuel burner, radiator, and wood-effect flooring.



KITCHEN

9'4 x 20'1 (2.84m x 6.12m)
uPVC door, three double-glazed windows, fitted wall and base units, kitchen island with granite worktop, Rangemaster oven, 1.5 bowl sink and drainer with mixer tap, American-style fridge freezer, integral dishwasher, plumbing for a washing machine and dryer, combi boiler, built-in cupboard, radiator, and wood-effect flooring.



LANDING

uPVC double-glazed window, radiator, and loft access.

BEDROOM ONE

11'4 x 9'7 (3.45m x 2.92m)
uPVC double-glazed window, two radiators, and a walk in wardrobe.



BEDROOMS TWO

9'2 x 10'4 (2.79m x 3.15m)
uPVC double-glazed window and radiato



BEDROOMS THREE

7'7 x 9'7 (2.31m x 2.92m)
uPVC double-glazed window and radiator.



EXTERIOR

To the front of the property is a gated driveway providing ample off-road parking. To the rear is an enclosed private garden with patio and lawn.



OFFICE / WORKSHOP

Study
6'4 x 11'3

Kitchenette
8'5 x 5'3

Shower Room
5'3 x 5'2

Study
9'3 x 11'2



NOTES

Tenure: Freehold
Council Tax Band: B
EPC Rating: E