Ground Floor



First Floor



Outbuilding



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.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

- 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
- 2. All descriptions and 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.
- 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.







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.

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COUNTRYSIDE VIEWS & GOOD TRANSPORT LINKS. 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). 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 energyefficient 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.

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.



NOTES

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



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