



Buxton Road, High Peak, SK23



222 Buxton Road, Furness Vale, High Peak, SK23 7PX

Asking Price **£195,000**

MID-TERRACED COTTAGE 2 BEDROOMS MODERN DINING KITCHEN WOOD BURNING STOVE GATED OFF ROAD PARKING
LARGE TIERED GARDENS FAR REACHING VIEWS ADJOINING FARMLAND COUNCIL TAX BAND: A TENURE: LONG LEASEHOLD 999 YEARS FROM 25 MARCH 1839

A beautifully updated and presented mid-terraced cottage, enjoying far reaching views and an unusually generous tiered garden adjoining farmland to the rear, with the added bonus of secure off street parking. The property is located in a highly convenient and popular area, close to excellent commuter links with Furness Vale train station being a short stroll away, as well as the vibrant towns of New Mills, Whaley Bridge and Disley being close by which provide fantastic local amenities and well regarded schools.

The property has been exceptionally well maintained throughout, with contemporary re-fitted bathroom suite, uPVC double glazing, composite external doors, Oak paneled internal doors, spacious dining kitchen and having modern decor, fixtures and fittings throughout. In brief, accommodation comprises welcoming entrance vestibule with space for cloaks and boots, sitting room with feature wood burning stove, large dining kitchen with space for dining table and having modern country style kitchen cabinets with butcher block working surfaces and stable door giving access to the rear garden. The first floor and landing reveals two bedrooms, with the master bedroom having built in cupboard and beautiful far reaching views, second bedroom of good proportions and then the recently re-fitted modern bathroom. Externally, there is a small front garden enclosed by stone wall, with the rear garden being unusually large, having a flagged court yard style area to the immediate rear, raised decked seating to the first tier with the rear section having secure gated parking, then the top tiered section being relatively low maintenance and adjoining farmland to the rear.

Advantages include UPVC double glazing, gas central heating and secure off road parking. An early viewing is advised to avoid disappointment.

GROUND FLOOR

Entrance Vestibule

Entered via modern composite entrance door, with leaded double glazed glass panel.

Sitting Room

With uPVC double glazed window to the front elevation, ceiling light points, power points, radiator, TV point and feature fireplace with cast iron wood burning stove set to a stone hearth, stairs ascending to first floor.

Dining Kitchen

The kitchen has been fitted with a modern range of country style wall and base level units, complimented further by wood butcher block effect working surfaces that incorporate the stainless steel sink and drainer unit with hot and cold mixer tap and tiled splash backs. Integrated appliances include an oven, gas hob and extractor hood over. There is then space for a full height fridge

freezer, plumbing for a washing machine and dishwasher. There is a useful breakfast bar area, space for dining table, uPVC double glazed window to the rear, power points, radiator, ceiling light point, tiled floor and composite stable door to rear.

FIRST FLOOR

Landing

Providing access to both bedrooms and bathroom.

Bedroom 1

A spacious bedroom with uPVC double glazed window to the front elevation, enjoying far reaching countryside views, ceiling light point, power points, radiator and built in cupboard over the stairs.

Bedroom 2

With uPVC double glazed window to the rear, power points, ceiling light point



and radiator.

Bathroom

The bathroom has been recently re-fitted with a modern white three piece suite, comprising pedestal wash hand basin with hot and cold mixer taps and wall hung mirrored cabinet over, low level WC with continental style flusher and paneled bath with electric shower over. Velux window, contemporary tiling to the walls, wood effect laminate flooring and ceiling light point.

OUTSIDE

Gated Off Road Parking To Rear

Garden

The property is approached over flagged pathway which passes the neat low maintenance lose stone front garden, enclosed by stone walling and having security lighting. The rear garden is larger than expected and presented in tiers, with the first tier being an extremely private flagged court yard style area, with steps leading to a raised decked area offering an ideal space to sit out and enjoy the garden. There is then a hard-standing for parking, secured with gate. The top tier of the garden is again low maintenance lose stone, with hedge and fence borders and raised flower beds with an array of flowering plants and shrubs. There is then farmland to the rear.

AGENTS NOTES

TENURE: LONG LEASEHOLD 999 YEARS FROM 25 MARCH 1839

COUNCIL TAX BAND: A

EPC RATING: TO FOLLOW

VIEWING ARRANGEMENTS

Strictly by appointment with Ian Tonge Property Services, 150 Buxton Road, High Lane, Stockport, SK6 8EA Tel: 01663 762 677.

FINANCIAL SERVICES

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