



32 School Road
Peakdale



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

32 School Road
Peakdale
Derbyshire, SK17 8AP



Offers In The Region Of
£255,000

Entrance Porch

Upvc front entrance door and Upvc windows. Tiled flooring, Inner door leading to:

Hallway

With stairs off leading to first floor. Radiator.

Lounge

Upvc window to front. Radiator. Freestanding log burning stove with tiled surround and oak beam over.

Dining Room

Lino flooring, Radiator. Space for dining table. Open plan onto:

Kitchen

Fitted with a modern and matching range of wall and base units wood effect working surfaces over incorporating stainless steel 'Franke' sink with drainer and mixer tap over and brick effect tiled splash backs. Space for range sized gas cooker with 'Neff' extractor hood over, integrated dishwasher. Space and plumbing for washing machine. Space for tumble dryer. Wall cupboard housing the 'Worcester' gas combi boiler. Two Upvc windows to rear. Upvc rear door.

First Floor Landing

Loft access to partially boarded loft with loft ladder and velux roof window. Doors to:

Bedroom One

Upvc window to rear. Radiator. Fitted wardrobes with mirror fronted sliding doors.

Bedroom Two

Upvc window to front. Radiator.



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Accommodation

Bedroom Three

Upvc window to front. Radiator. Built in single cabin bed with shelving, drawers and storage space.

Bathroom

Fitted with a three piece suite comprising: Paneled bath with wall mounted shower over, WC and vanity wash hand basin with storage cupboard and drawers below. Partially tiled walls. Upvc window to rear. Heated towel rail. Extractor fan.

Outside

Workshop

Fitted work bench with vise and built in shelving. Window to front and side. Power and lighting and plumbing.

FREEHOLD

EPC- D

HPBC- BAND B

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Broadband Connectivity

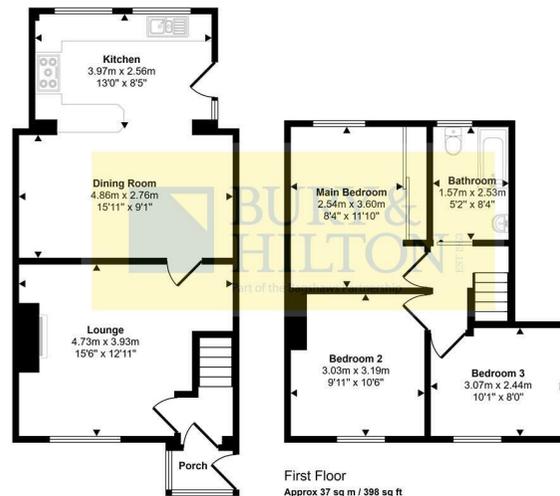
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.



Approx Gross Internal Area
82 sq m / 886 sq ft



Ground Floor
Approx 45 sq m / 488 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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