



23 Hallsteads
Dove Holes, Buxton



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

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Dove Holes, Buxton
SK17 8BL

Bury and Hilton are delighted to offer for sale this well presented, deceptively spacious mid terrace property with light and airy accommodation over three floors.

Accommodation in brief comprises: Entrance vestibule, entrance hallway, lounge and dining kitchen to the ground floor. Two bedrooms and family bathroom to the first floor with third bedroom to the second floor.

Externally the property benefits from a enclosed paved yard to the front with an enclosed rear garden to the rear with bonus of stone built outhouse. Gated access to the rear where off road parking is available.

Located in the popular village of Dove Holes, which is within close proximity to both Buxton and Chapel- En- Le Frith with great transport links including a train station and bus routes.

With Upvc double glazing (upgraded in 2025) and Gas central heating. Lovely open views to the rear from the upper floors.

Viewing is highly recommended.

Offers In The Region Of £229,000



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Buxton - 0129827524



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General Information

Entrance Vestibule

With Front Upvc entrance door. Radiator. Tiled flooring. Inner door with stained glass surround leading to:

Entrance Hallway

Stairs off leading to first floor. Column style radiator.

Lounge 13'11 x 11'5 (4.24m x 3.48m)

Upvc window to front. Radiator. Picture rail. Exposed wooden floorboards. Multifuel burning stove with granite hearth and wooden mantle surround.

Kitchen Diner 15'9 x 10'10 (4.80m x 3.30m)

Fitted with a matching range of wall and base units with worksurface over and tiled splashbacks. Ceramic sink with drainer and mixer tap over. Space and plumbing for washing machine, dishwasher and fridge freezer. Integrated four ring gas hob with extractor hood over. Integrated oven/grill and microwave. Tiled flooring with underfloor heating. Plinth blow heater. Wall cupboard housing the 'ideal' gas combi boiler. Upvc window to rear an door leading to rear garden. Large understairs storage cupboard.

First Floor Landing

With wall cupboards and shelving. Stairs off to second floor.

Bedroom One 13'1 x 11'11 (3.99m x 3.63m)

Upvc window to front. Column style radiator. Fitted wardrobes with mirrored front. Panelled walls with picture rail shelf.

Bedroom Two 10'10 x 8'3 (3.30m x 2.51m)

Upvc window to rear. Radiator.

Bathroom 10'9 x 7 (3.28m x 2.13m)

Fitted with a modern suite comprising: Free standing square bath with mixer tap over, vanity wash hand basin with storage drawers below, WC and fully tiled walk in shower with sliding door, waterfall shower head over and hand held shower. Tiled walls, Upvc window to rear. Heated towel rail.

Second Floor

With velux style window.

Bedroom Three 15'4 x 12'2 (max) (4.67m x 3.71m (max))

With velux style window. Two radiators. Several eaves storage cupboards.

Outside

To the front of the property is a small enclosed yard. To the rear of the property is an enclosed rear garden laid with Indian flagstone. Access to the stone built outhouse which has power, lighting and outside tap. Gated access to the rear of the property where the owners of the property (and neighboring) have parked cars on the lane to the rear.

FREELHOLD

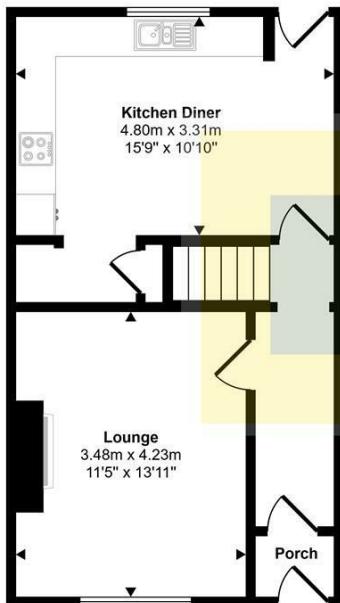
HPBC-BAND B

EPC-BAND C

Mobile Network Coverage

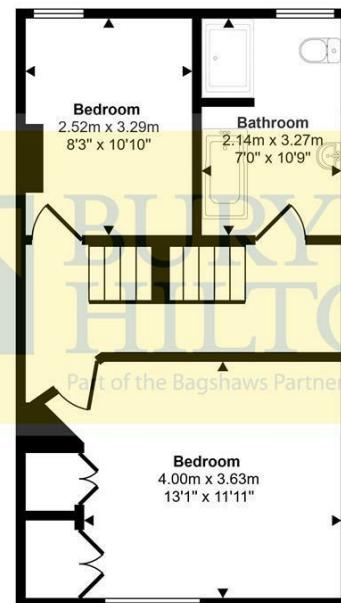
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Approx Gross Internal Area
112 sq m / 1207 sq ft

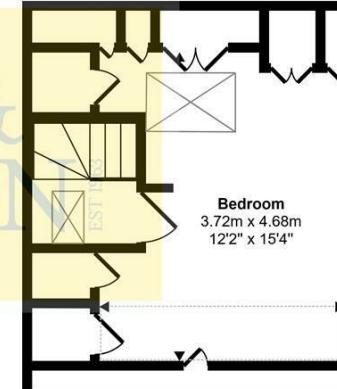


Ground Floor
Approx 42 sq m / 453 sq ft

Denotes head height below 1.5m



First Floor
Approx 43 sq m / 460 sq ft



Second Floor
Approx 27 sq m / 294 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.

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.

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.

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.

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