



## The Limes 15 Dale Road

Dove Holes, SK17 8BG

£139,950



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Tenure Freehold Council Tax Band A



Stunningly presented one or two bedroom ground floor flat with excellent quality fittings throughout and beautifully appointed. Benefiting from combi gas fired central heating and uPVC sealed unit double glazing throughout. With an off road parking space and private seating areas outside to both the front and rear. This beautiful property should be viewed to be fully appreciated.

## DIRECTIONS

From our Buxton office bear right and then right again at the Spring Gardens roundabout. Proceed along the bypass, continuing over the first two roundabouts and bearing left at the third roundabout continue up Fairfield Road out of Buxton. Follow the road for several miles and as the road drops into the dip on entering Dove Holes, turn right at the traffic lights into Dale Road and after a short while No. 15 can be seen on the left hand side.

## GROUND FLOOR

### Entrance Hall

14'11" x 2'10" (4.55m x 0.86m)

With uPVC front entrance door and double radiator.

### Kitchen

9'2" x 9'0" (2.79m x 2.74m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a one and a half bowl stainless steel single drainer sink unit with tiled splash back. With integrated oven and four ring gas hob with stainless steel extractor over, space and plumbing for a washing machine and space for a fridge/freezer. Half tiled, uPVC sealed unit double glazed window and frosted uPVC door to outside.

### Lounge

11'3" x 10'8" (3.43m x 3.25m)

With feature fireplace surround and mantelpiece over with recessed fireplace incorporating a coal effect living flame gas fire. Double radiator, T.V. aerial point and two uPVC sealed unit double glazed windows to front.

### Bedroom One

11'9" x 9'4" (3.58m x 2.84m)

With double radiator and uPVC sealed unit double glazed window to rear.

### Dining Room/Bedroom Two

8'4" x 6'5" (2.54m x 1.96m)

With built-in storage cupboard and uPVC sealed unit double glazed door leading to the front patio garden.

### Bathroom

8'2" x 5'8" (2.49m x 1.73m)

Fitted with an excellent quality suite comprising a panelled spa bath with rainfall shower over and shower screen, low-level W.C. and vanity washbasin with storage cupboard below. With a feature stainless steel heated towel rail and wall mounted Worcester combination central heating and hot water boiler. Extractor fan, frosted uPVC sealed unit double glazed window to rear and frosted uPVC sealed unit double glazed window to side.

### OUTSIDE

To the front of the property there is a flagged patio style garden screened by mature foliage. To the rear of the property there is a gravelled area for seating, a storage shed and there is a dedicated off-road parking space.



## Road Map



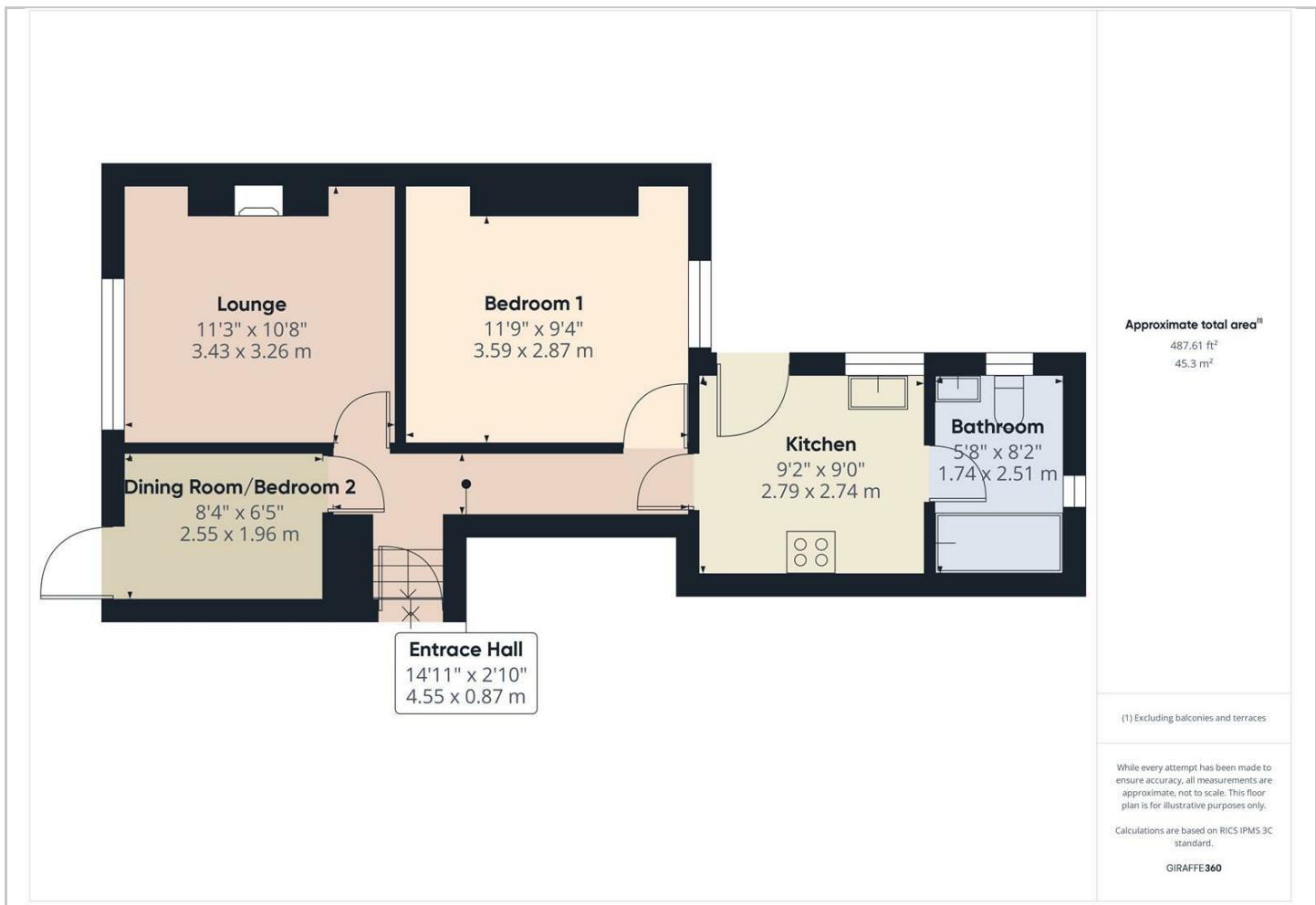
## Hybrid Map



## Terrain Map



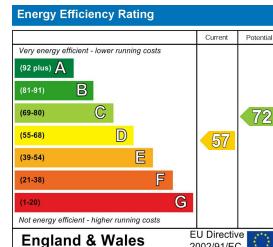
## Floor Plan



## Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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