



Plot 25 3 Monkey Brew Close

Peak Dale, SK17 8FR

Asking Price £185,500



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Plot 25 - 30% Discounted Market Sale Property for local purchasers only. (Purchasers must live or work or have a local connection to Buxton, Peak Dale, Smalldale and Sterndale Moor). Terms and conditions apply. An impressive development of semi detached and mews houses and one detached house. Located in the popular village of Peak Dale, the cul de sac of properties has communal green areas and borders open countryside with views to the surrounding fields. Offering a variety of house types and sizes which will appeal to a wide range of purchasers with two, three and four bedroom accommodation, all with gardens and parking. Benefitting from uPVC double glazing, gas fired central heating and kitchens with a selection of fitted appliances. Bathrooms, shower rooms and cloakrooms are fitted with modern white sanitary ware and have contemporary tiling. Viewing is by appointment only.

DIRECTIONS:

From our Buxton office turn right, bear right at the roundabout and proceed along Station Road, travelling straight across the next roundabout and turning left at the following two roundabouts into Fairfield Road. Continue up the hill and head out of Buxton on the A6 towards Stockport. After a while turn right at the signpost for Batham Gate and Peak Dale and continue along this road heading into the village of Peak Dale along Batham Gate Road. The entrance for Monkey Brew Close can be found just before the junction with School Road on the right and our For Sale board has been erected for ease of identification.

HOUSE TYPE B

Type B is a mews property set back from the road at the front and with open views to the rear. The accommodation comprises on the ground floor, an entrance hall with stairs to first floor, wc, fitted kitchen including a number of appliances and a lounge/dining room with bi-fold doors to the rear garden. On the first floor there is a landing, master bedroom with en suite shower room, two further bedrooms and a bathroom. Externally there are gardens to front and rear and two parking spaces.

GROUND FLOOR - Entrance Hall

Stairs to first floor, double radiator and frosted leaded glazed entrance door.

Wc

To be fitted with a white low level wc and vanity wash basin with cupboard under. Main boiler.

Kitchen

11'3" x 9'6" (3.43 x 2.90)

Fitted with a range of base and wall mounted cupboards with work surfaces incorporating a 1 ½ bowl single drainer sink unit with mixer tap. Built in oven, four ring electric hob and extractor. Integrated fridge/freezer, integrated dishwasher, integrated washing machine. Double radiator and uPVC double glazed window to front.

Lounge

18'0" x 14'0" > 9'2" (5.49 x 4.27 > 2.79)

Double glazed bi-fold doors to rear garden. Double radiator.

FIRST FLOOR - Landing

Loft access.

Bedroom One

12'0" x 11'2" (3.66 x 3.40)

Double radiator and uPVC double radiator.

En Suite Shower Room

Fitted with a white suite comprising tiled and glazed cubicle with shower, vanity wash basin with cupboard under and low level wc. Shaver point, heated towel rail and Vent Axia extractor. uPVC double glazed frosted window to side.

Bedroom Two

11'1" x 9'8" (3.38 x 2.95)

Double radiator and uPVC double glazed window to rear with countryside views.

Bedroom Three

10'8" > 8'8" x 6'8" (3.25 > 2.64 x 2.03)

Double radiator and uPVC double glazed window to front.

Bathroom

Fitted with a white suite comprising panel bath with shower over, shower screen and tiled surround, vanity wash basin with cupboard under and low level wc. Heated towel rail, Vent Axia extractor, shaver point and uPVC double glazed frosted window to rear with tiled sill.

OUTSIDE - Parking

Parking for two vehicles at the front.

Garden

Garden to front. Garden to rear with views to the surrounding countryside.

NB

Description, measurements and floor plans are taken from Plot 13 and are only to be used as a guide. Photographs are taken from various plots.

Local views



Road Map



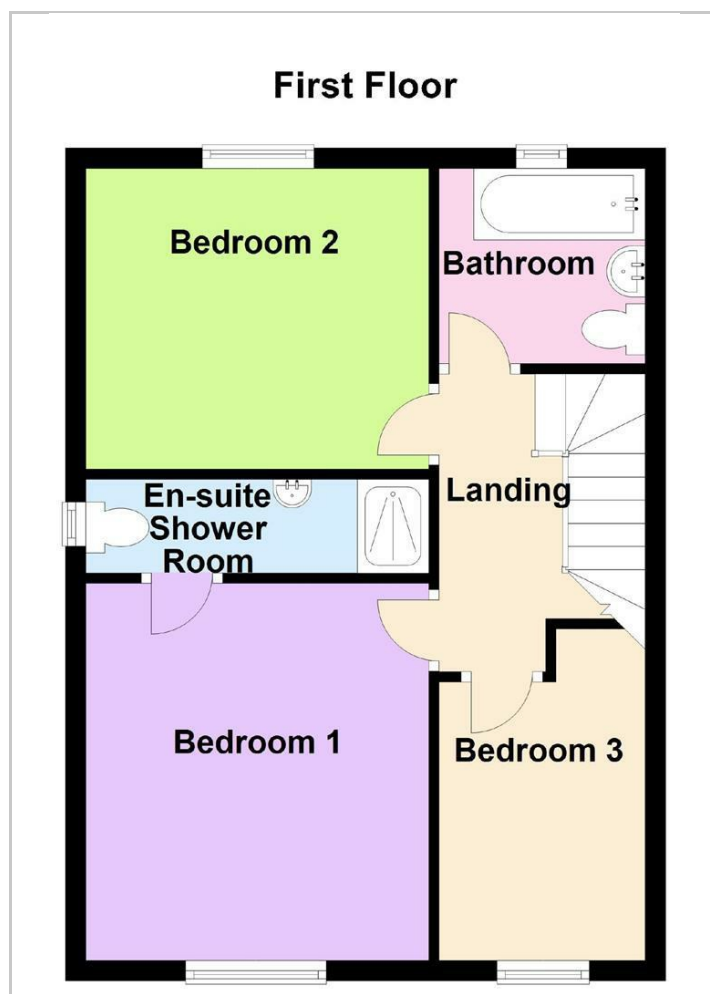
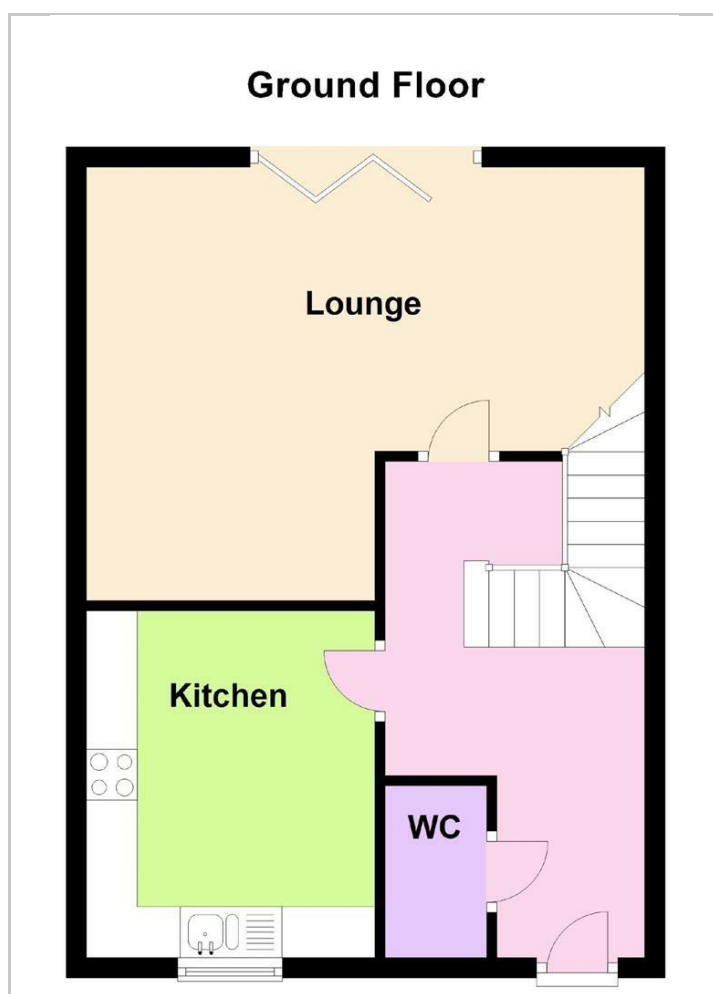
Hybrid Map



Terrain Map



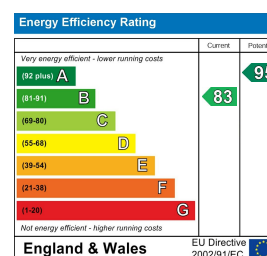
Floor Plans



Viewing

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

Energy Efficiency Graph



Important Notice

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Jon Mellor & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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