



46, Middle Row, Cressbrook

Buxton, Derbyshire, SK17 8SX

Occupying a stunning setting with far reaching southerly views across the Wye Valley, this beautifully presented home has accommodation arranged over two floors and is offered to the market with no onward chain.

The front door opens to an entrance hall with storage cupboard, cloak/WC and original latched doors to all ground floor accommodation. The kitchen features a range of units with worktops over incorporating a four burner Induction hob with extractor hood, oven sink and drainer. The kitchen has space for washing machine, dishwasher and freestanding fridge freezer.

The sitting room enjoys a magnificent view across the valley with original features, including stone mullion windows and a fireplace with log burning stove. Stairs rise to the first-floor landing with access to all rooms. Bedroom one is a spacious double bedroom with stone



- Three bedroomed Grade II end terraced home in the village of Cressbrook
- Well-equipped kitchen
- Easily maintained patio and further area of land available by separate negotiation.
- Excellent potential to create stunning south facing garden
- Exceptional, south facing views across the Wye Valley
- Entrance hall with cloakroom/wc
- High ceilings and stone mullion windows
- Sitting room with wood burning stove
- Family bathroom with separate shower enclosure
- Offered to the market with no onward chain



mullion window and views across the valley. Bedroom two is a further double bedroom with a similar aspect and bedroom three is a single bedroom with front facing view. A family bathroom completes the accommodation featuring low flush WC pedestal, wash basin, bath and separate shower enclosure with chrome fittings.

Outside, to the front of the property is a stone flagged patio garden with access to the front door. To the rear of the property is a walled patio garden with stone-built outbuilding, which houses the oil tank and boiler. From the patio garden panoramic south facing views overlook the Wye Valley taking in rolling hills and ancient woodland.

A further parcel of garden is available by separate negotiation leading down to Bottom Hill Road.

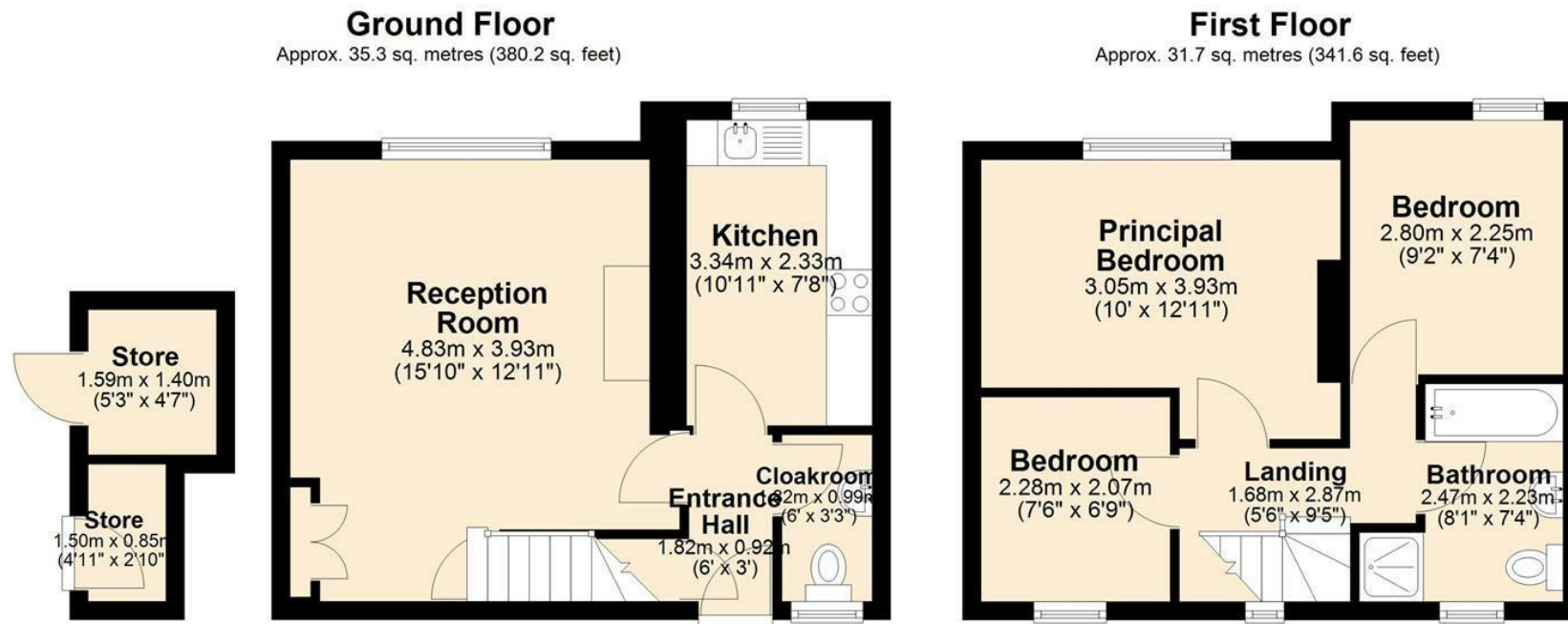
Important Information

Anti-Money Laundering (AML) Checks -
As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.









Total area: approx. 67.1 sq. metres (721.8 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.