





Spacious Three-Bedroom Mid-Terrace Family Home with Stunning Tiered Gardens & Off-Road Parking Potential. Nestled in the sought-after village of Dove Holes, ideal for families seeking Peak District charm with everyday practicality. Externally, the property boasts excellent gardens to front and rear. The rear garden is a particular highlight, laid out over three tiers with decking and lawns, plus two useful outhouses. There's superb scope to excavate and develop the front garden to create valuable off-road parking – a real bonus in this popular location. Gas central heating and UPVC double glazing throughout. Early viewings recommended

#### Entrance Hall

UPVC front door, stairs rising to first floor, radiator.

#### Lounge - 17'5" x 11'4"

UPVC windows to front and rear, two radiators.

#### Dining Room - 10'9" x 10'0"

UPVC window, radiator.

#### Kitchen 14'2" x 7'0"

Range of wall and base units with round edged work tops, stainless steel sink unit, radiator, understairs cupboard, plumbing for washing machine, radiator. UPVC window, UPVC door to rear, electric cooker point.

#### First Floor Landing

UPVC window.

#### Bathroom

Panel bath with shower mixer taps, low flush WC, pedestal basin, radiator, UPVC window, built in cupboard with Worcester Greenstar combi boiler.

#### Bedroom One Principal - 13'5" x 9'2"

UPVC window, radiator, built-in cupboard.

#### Bedroom Two - 10'2" x 8'0"

UPVC window, radiator.

#### Bedroom Three 14'2" x 10'1"

UPVC window, radiator, built-in wardrobe.

#### External:

Excellent gardens to front and rear. Rear garden laid to three tiers, decking and lawns. Two outhouses. Scope to excavate and dig out front garden to create off-road parking.

#### Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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