



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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SALES

£275,000

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9 Elysee Gardens
Buxton SK179JJ



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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CONVERTED GARAGE TO BAR!! PARKING FOR 8 CARS!!

SOUTH FACING GARDEN!! Sun on the rear garden from 7am until sunset.

As you approach the property, you will be greeted by a long driveway that provides ample parking space, ensuring that you and your guests can come and go with ease.

The house features a converted garage to bar and large store area, adding to the practicality of this lovely home, making it ideal for those who value both storage and security for their vehicles.

Inside, the property boasts a warm and inviting atmosphere, perfect for family living or entertaining friends. With its spacious layout, you will find plenty of room to create your own personal sanctuary.

Elysee Gardens is conveniently located, offering easy access to local amenities (local shop / chip shop / Parks Inn / Playground and bus stop) easy access by using the church yard side path, schools, and transport links, making it an excellent choice for families and professionals alike.

Hallway

Composite door, oak floor, double radiator, cloaks cupboard, UPVC window, stairs to 1st floor, understairs cupboard.

Kitchen (11ft 7in x 8ft 8in)

Attractive fitted units and round edged worktops, wall cupboards, stainless steel sink unit, four ring ceramic hob, stainless steel electric fan assisted double oven, stainless steel extractor hood, integrated dishwasher, UPVC window, valiant combi, double radiator, plumbing for washing machine.

Dining Room (15ft x 12ft 7in)

Oak floor, double radiator.

Lounge (14ft x 11ft 1in)

Two UPVC windows, UPVC French doors to the rear garden, double radiators, part oak floor, velux.

Landing

Airing cupboard with radiator.

Bathroom

Tiled jacuzzi bath with shower and screen, low flush W/C, wash hand basin on vanity unit, UPVC window, central heated towel radiator.

Bedroom (9ft 4in x 7ft 4in)

Fitted wardrobes, cupboards and drawers, UPVC window, designer column radiator.

Bedroom (12ft 8in x 7ft 4in)

Fitted wardrobes, cupboards and drawers, UPVC window, radiator.

Bedroom (11ft 7in x 8ft 7in)

Fitted wardrobes and cupboards, radiator.

Former Garage

Converted to bar (15ft x 7ft 1in)

Large Store Area (15ft x 11ft 3in)

Outside

Very attractive garden laid to nomow and paved patio areas.

SOUTH FACING GARDEN!! Sun on the rear garden from 7am until sunset.

Parking for 8 cars.