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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(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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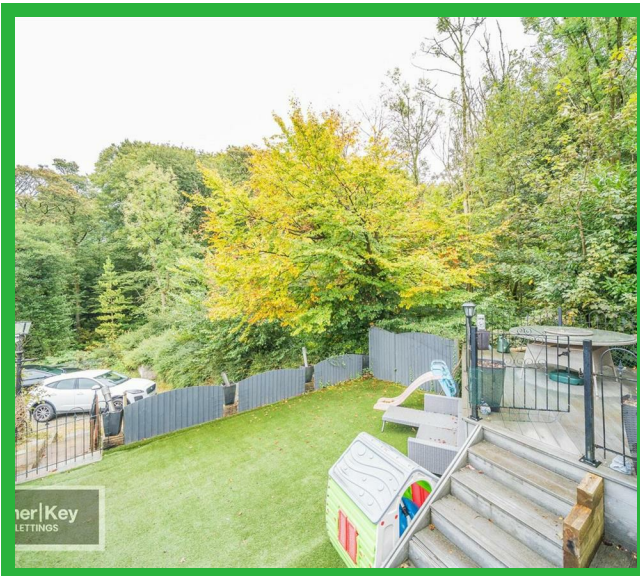
£410,000

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8 Sherbrook Grove
Buxton SK17 9ND



Spacious 4 bedroom family home offering generous living space, a modern kitchen, and a large lounge/diner. Externally the property enjoys a substantial plot to the front with outbuildings, pleasant open views, off-road parking, a multi-tiered rear garden, and a single garage. Ideal for families seeking space and versatility both inside and out.

Porch
UPVC windows and composite front door.

Hall
Radiator, stairs to first floor.

Dining Room 11'9 x 9'5.
UPVC double glazed window, radiator,

Kitchen 15'9 x 7'7
Very nice fitted units comprising floor and wall cupboards, work surfaces, half round inset sink, extractor hood, electric hob, electric fan assisted double oven, integrated dishwasher, plumbing for washing machine, dedicated cupboard for gas fired boiler, radiator, Quooker Tap, UPVC double glazed door to rear,

Lounge/Diner

Dining Area: 19' x 10'2.
UPVC double glazed window, radiator,

Lounge Area: 12'10 x 11'7.
UPVC bay window, double radiator, feature fireplace,

Bedroom Two 15'8 x 7'9.
UPVC windows, radiator,

Bathroom
Panelled bath, shower over, low flush W/C, wash hand basin with one cupboard below, part tiled walls, central heated towel radiator, UPVC window, extractor fan.

Bedroom 12'3 x 10'5.
UPVC window, radiator,

Bedroom 8'7 x 8'3.
UPVC window, radiator,

Bedroom 10'10 x 9'7.
UPVC window, radiator,

Landing
Linen cupboard.

Outside
Multi-tiered rear garden.
Large area of off-road parking to front and garden.

Plot, Outbuildings & Views
The property benefits from a generous plot positioned to the front of the house, offering excellent outdoor space and lovely open views. The plot includes useful outbuildings providing additional storage or potential workshop space, as well as attractive garden areas ideal for relaxation or entertaining. Single garage.

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.

Misrepresentation Act 1967 and Consumer Protection Regulation

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