



67 Ecclesbourne Drive  
Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

## 67 Ecclesbourne Drive

Buxton  
Derbyshire, SK17 9BS



Offers In The Region Of  
£495,000

### Entrance Porch

Electric heater. Access to:

### Entrance Hall

Stairs off. Radiator. Coving. Storage cupboard.

### Living Room

Radiator x 2. Coving. Coal effect gas fire with feature surround. Archway to:

### Dining Room

Radiator. Side door. Coving. Wall light x 2.

### Kitchen / Diner

Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Gas cooker point. Extractor unit. Plumbing point. Radiator. Side door. Pantry off. Spotlights.

### Landing Area

Radiator. Storage cupboard. Loft access. Coving.

### Bedroom

Radiator.



Buxton - 0129827524



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# Accommodation

**Bedroom**  
Radiator. Built-in storage cupboard with radiator.

**Bedroom**  
Radiator.

**Bathroom**  
Bath with with shower. W.c. Wash basin. Radiator. Tiled walls.

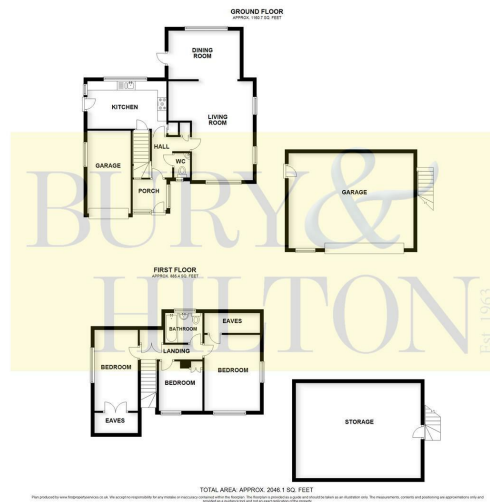
**Outside**  
An attached single garage (7'11 x 15'3) provides further parking / storage but could also provide the option of creating additional accommodation subject to the relevant permissions.



Detached double garage (22'10 x 17'8) with power and lighting, remote control electric door and useful storage space above with separate side access, again this may provide scope for an alternative use / additional accommodation subject to any permissions required.

Low maintenance side and rear garden / sitting areas with display borders.

HPBC- Band D  
Freehold  
EPC- C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	70	
(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	

## Agents Notes

Bury and Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bury and Hilton and their employees are not authorised to give any warranties or representations in relation to the sale.



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