



7 Hardwick Mount
Buxton



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

7 Hardwick Mount

Buxton

Derbyshire, SK17 6PR



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Offers In The Region Of
£425,000

Entrance Porch

Double glazed front entrance door with double glazed windows to front and side. Glazed door leading to entrance hall. Tiled flooring.

Entrance Hallway

Staircase to first floor. Radiator. Original features including plate rack and coving.

Lounge

Bay window to front, two radiators. Feature fire place with surround and hearth with wood burning stove. Ceiling coving. Wool effect flooring.

Dining Room

Sash window to rear. Radiator. Picture rail.

Kitchen

Fitted with base units with work surface over incorporating a double bowl 'Belfast' sink with mixer tap over. Wall mounted shelving. Partially tiled walls with tiled flooring. Space for gas cooker, space and plumbing for washing machine. Upvc window to rear. Door to rear garden and door to cellar. Cupboard housing the mounted Alpha combination boiler.

Lower Ground Floor

Cellars

Cellar 1

Cellar 2

Cellar 3



Buxton - 0129827524



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Accommodation

Half Landing

Upvc sash style window to side elevation.

Bathroom

Fitted with a white suite comprising roll top bath with claw feet with mixer tap over, wash hand basin and wc. Walk in shower with tiled walls and glazed shower screen. Extractor fan and heated towel rail. Upvc sash window to side and rear.

First Floor Landing

Stairs leading to second floor. Two upvc windows to front. Radiator. Wooden flooring. Ceiling coving and picture rail.

Bedroom

Double glazed bay window to front. Two radiators. Decorative marble fireplace with tiled inset and hearth. Wooden flooring. Ceiling coving and picture rail.

Bedroom

Sash window to rear. Built in storage cupboard. Radiator. Feature decorative fireplace with marble surround with tiled hearth. Wooden floor. Picture rail and ceiling coving.

Wc

Fitted with a white suite comprising of low level wc and wash hand basin with tiled splashbacks. Upvc sash style window to side. Radiator.

Half Landing

Upvc sash style window to side elevation.

Bathroom

Fitted with a white suite comprising roll top bath with claw feet and mixer tap over with shower attachments, wash hand basin and wc. Corner shower cubical with tiled walls and sliding doors. Extractor and heated towel rail. Window to side and velux.

Second Floor Landing

Doorsto

Bedroom

Upvc sash style window to front, wooden floor, Victorian style radiator.

Bedroom

Upvc sash style window to rear, wooden floor, Victorian style radiator.

Bedroom

Upvc sash style window to front, wooden floor, Victorian style radiator.

Outside

To the front of the property there is a drive way to provide off road parking and raised area with shrubs and plats. To the rear of the property there is a paved area with steps leading to a further paved patio area with shed. Outside tap and outside plug.

FREE-HOLD
EPC- ORDERED
COUNCIL TAX- HPBC- BAND D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	52	
(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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