



14 Compton Grove  
Buxton



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## 14 Compton Grove

Buxton

Derbyshire, SK17 9DW



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Offers In The Region Of  
£265,000

### Entrance Hall

Partially glazed Upvc front entrance door. Stairs leading to first floor. Radiator.

### Living Room

Upvc double glazed window to front. Electric living flame effect fire place with surround. Double radiator.

### Inner Hallway

Doors to:

### WC

Fitted with a Wc and vanity wash hand basin with mixer tap. Radiator.

### Kitchen Diner

Fitted with a range of wall and base units and drawers with worksurface over including one and a half bowl sink with mixer tap and drainer. Integrated electric oven with four ring gas hob and extractor hood over. Space and plumbing for washing machine and space for fridge freezer. Tiled splashbacks. Downlights. Radiator. Upvc double glazed window to rear. Upvc double glazed door leading to the rear garden. Wall mounted 'Potterton' Gas combination boiler.

### First Floor Landing.

Built in storage cupboard. Radiator.



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# Accommodation

## Bedroom One

Fitted wardrobes. Upvc double glazed window to front. Double Radiator.

## Bedroom Two

Upvc double glazed window to rear. Double radiator.

## Bedroom Three

Upvc double glazed window to rear. Double radiator.

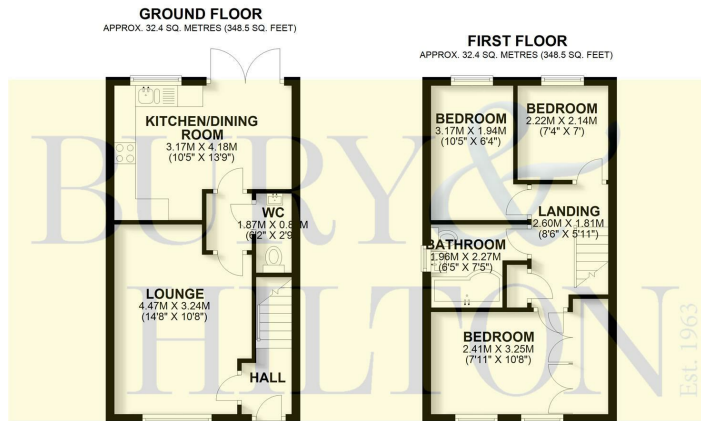
## Bathroom

Fitted with a three piece suite comprising panelled bath with mixer tap and wall mounted shower over, vanity unit with wash hand basin with mixer tap and wc with dual flush. Obscure Upvc double glazed window to side. Tiled flooring and partially tiled walls. Extractor fan. Heated town rail and underfloor heating.

## Outside

to the front of the property are two side by side parking spaces for two vehicles. To the rear of the property is an enclosed garden which includes flagged patio area with further artificial grass area with raised flower beds. There is gated access from the rear of the property which leads to the front.

FREEHOLD  
HPBC- BAND C  
EPC- C



TOTAL AREA: APPROX. 64.7 SQ. METRES (696.9 SQ. FEET)

Plan produced by www.firstproperty.com. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		76	
(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	

## Agents Notes

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