



# 6 Heath Grove Buxton



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



**6 Heath Grove**  
Buxton  
Derbyshire, SK17 9EH



**Offers In The Region Of**  
**£285,000**

**Entrance Porch**

Front Upvc entrance door. Laminate flooring. Door through to:

**Entrance Hallway**

Laminate flooring. Radiator. Stairs leading to first floor.

**Dining Room**

With laminate flooring and radiator. Upvc window and doors into conservatory. Open plan through to living room.

**Living Room**

Upvc bay window to front. Feature gas fire place with surround. Laminate flooring and radiator.

**Conservatory**

Laminate flooring. Upvc sliding door to rear. Upvc window into conservatory.

**Kitchen**

Fitted with a modern and matching range of wall and base units with drawers with worksurface over incorporating sink and drainer unit with mixer tap. With space for fridge freezer, space and plumbing for washing machine and dishwasher and space for tumble dryer. With integrated microwave and oven, four ring induction hob and extractor hood above. Spotlight lighting. Tiled flooring. Wall cupboard housing the 'Alpha' gas combination boiler. Upvc rear door leading to rear garden. Upvc window to rear and side.



Buxton - 0129827524

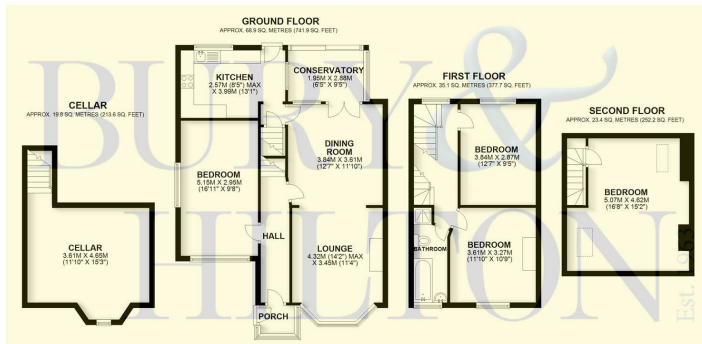


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	48	72
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	48	72
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



TOTAL AREA: APPROX. 147.3 SQ. METRES (1565.5 SQ. FEET)

Plan produced by www.buryandhilton.co.uk. We accept no responsibility for any misinterpretation or inaccuracies 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 approximate and are provided as a guide only and do not constitute a guarantee of the property. (Plan produced using Planity)

## Accommodation

### Cellar

### Reception Room/ Bedroom Four

Upvc window to front. Laminate flooring and radiator.

### First Floor Landing

Upvc window to rear. Radiator.

### Bedroom Three

Upvc window to rear. Radiator.

### Bedroom Two

Upvc window to front. Radiator.

### Bathroom

Fitted with a suite comprising: Low level dual flush wc, wash hand basin with mixer tap, bath with mixer tap and hand held shower and walk in shower cubical. Fully tiled walls and flooring. Heated towel rail. Upvc window to front.

### Second Floor

### Bedroom One

Velux style windows to front and rear. Radiator.

### Outside

To the front of the property is a driveway to provide off road parking with further garden area with mature shrubs. There is gated access through to the rear garden. To the rear of the property is an enclosed flagged garden with outside tap.

FREEHOLD

EPC- E

HPBC- BAND C

## Agents Notes

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





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