



15 Heath Grove  
Buxton



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



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



**Offers In The Region Of**  
**£375,000**

**Entrance Vestibule**

UPVC double glazed windows to front and sides. Wall panelling. Central heating radiator. Ceramic tiled flooring. Original decorative ceiling and coving. Ornate glazed windows and inner door through to:

**Entrance Hallway**

Ceiling coving and picture rails. Staircase to first floor. Central heating radiator. Door leading down to the basement.

**Lounge**

With feature uPVC double glazed square bay window to side and second window also to the side elevation. Central heating radiator. Marble fire surround hearth and insert, housing multi fuel stove. Ceiling coving and picture rail.

**Kitchen Diner**

Fitted with black gloss range of base and eye level units with drawers, end display shelving and fitted working surfaces. LED lighting to unit kickboards. Incorporating a ceramic one and a half bowl sink unit and drainer with chrome mixer tap over. Space for range style cooker with extractor hood over. Space and plumbing for washing machine, space for tumble dryer. Black tiled splashbacks. Space for American style fridge freezer. Integrated wine cooler. Fitted breakfast bar. Wall mounted 'Ideal Logic' gas combination boiler. Central heating radiator. Laminate flooring. UPVC double glazed windows to side and rear.

**Conservatory**

Of ornate leaded uPVC construction with tiled flooring. Central heating radiator.

**Cellars**

8'6 x 7'9

12'7 x 14'1

6'2 x 5'9

Room 1- With power and lighting.

Area 2- Fitted base units and working surfaces. Power and light. 8

Room 3- Obscure glazed uPVC window to side. Central heating radiator. Fitted cupboard housing the domestic meters.

Please note that the lower ground floor has been completely timber cladded, to the walls and to the ceilings.

**First Floor Landing**

With ceiling coving and picture rail. UPVC double glazed window to rear. Stairs leading to second floor.



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk







# Accommodation

## Shower Room

Fitted with a wash hand basin with mixer tap over, low level WC with dual flush and wand in shower cubical with wall mounted shower. Heated towel rail. Mermaid boarded walls.

## Wc

Fitted with a dual flush wc. Fully tiled walls and flooring. Obscure glazed uPVC window to side.

## Bedroom

UPVC double glazed window to front. Central heating radiator. Ceiling coving and picture rail.

## Bedroom

UPVC double glazed window to front. Central heating radiator. Ceiling coving and picture rail.

## Second Floor Landing

With loft access.

## Bedroom

UPVC double glazed window to side. Central heating radiator. Built in wardrobes.

## Bedroom

UPVC double glazed window to front. Central heating radiator.

## Bedroom

Velux roof window to rear. Central heating radiator. Built in storage cupboard and overstairs shelf. Ceiling spotlights. Ceiling beam.

## Storage Room

With timber cladded walls and ceiling. Useful undereaves storage area.

## Outside

To the front of the property are double timber gates accessing the block paved front garden and seating area. Front steps lead to the front entrance.

The block paved area extends to the side of the property and to a detached timber workshop and storage shed with power and light.

There are various raised walled garden areas and stone flower beds.

To the side is a second set of timber gates opening to proved further off road parking.

There are attractive timber pergolas to the side with planted shrubs. The boundaries of the property are edged with timber panelled fencing and planted mature trees.

FREEHOLD

EPC- D

HPBC- BAND D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: [buxtonhomes@buryandhilton.co.uk](mailto:buxtonhomes@buryandhilton.co.uk)

[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)

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- Ashbourne 01335 342201
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