

Starling Road
Harpur Hill, Buxton



# **Starling Road**

Harpur Hill, Buxton Derbyshire, SK17 9UP









# Offers In The Region Of £315,000

# **Entrance Hallway**

Upvc front entrance door. LVT flooring. Radiator. Stairs off leading to the first floor.

# Lounge

Upvc window to front. Two radiators. Laminate flooring.

#### Cloakroom

Low level wc with dual flush and wash hand basin with mixer tap. Radiator. LVT flooring. Extractor. Partially tiled walls.

# Kitchen

Fitted with a modern and matching range of shaker style wall and base units with drawers with Quartz worksurface over incorporating sink drainer with one and a half bowl inset stainless steel sink with mixer tap over. Four ring gas hob with electric oven and extractor hood over. Integrated appliances including fridge freezer, washing machine and dishwasher. Wall cupboard housing the wall mounted 'Logic' gas combination boiler. Tiled splashbacks. LVT flooring. Radiator. Upvc window to front.

# **Dining Room**

With Upvc patio doors leading to the rear garden. LVT flooring. Radiator.

# Utility

Fitted with a range of wall and base units with space for undercounter appliances with reclaimed wood worksurfaces. Upvc window to rear.

# First Floor Landing

With Upvc window to side. Loft access. Useful storage cupboard with hanging space.

# Bedroom

With two Upvc windows to front. Radiator.



Buxton - 0129827524



buxton homes @buryand hilton.co.uk



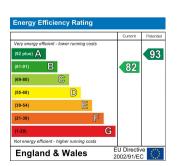


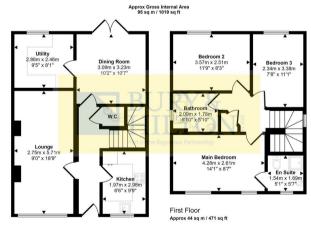












Ground Floor Approx 51 sq m / 548 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look fite the real items. Made with Made Snappy 360.

# Accommodation

#### **En-suite**

Fitted with a fully tiled corner shower cubical with waterfall shower head and hand held shower also. Wash hand basin with mixer tap and low level wc with dual flush. Upvc window to front. Radiator. Lino flooring. Extractor. Partially tiled walls.

#### Bedroom

Upvc window to rear. Radiator.

### **Bedroom**

Upvc window to rear. Radiator.

#### **Bathroom**

Fitted with a modern three piece suite comprising: Low level wc with dual flush, wash hand basin with mixer tap and panelled bath with wall mounted electric shower over. Upvc window to side. Radiator. Extractor. Lino flooring. Partially tiled walls.

#### Outside

To the front of the property is a tarmacked driveway to provide off road parking for two vehicles with further lawned garden with gated side path leading to the rear garden. To the rear of the property is an enclosed rear garden with paved patio seating area with brick built chimenea and barbeque. Further artificial grass garden with well stocked raised flower bed boarders. Large wooden shed to be included in the sale.

PLEASE NOTE- OUR VENDOR HAS ADVISED THAT ALTHOUGH THE PROPERTY IS FREEHOLD, THERE WILL BE A ANNUAL CHARGE OF APPROX £80 PER ANNUM ONCE THE DEVELOPMENT IS FINISHED AS A CONTRUBUTION TOWARD THE UPKEEP OF THE DEVELOPMENTS COMMUNAL GARDENS.

FREEHOLD EPC-B HPBC D

# 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.







17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

**E**: buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk Part of the Bagshaws Partnership

# Offices in:

Ashbourne 01335 342201
Bakewell 01629 812777
Buxton 01298 27524
Leek 01538 383344
Penkridge 01785 716600
Uttoxeter 01889 562811

arla | propertymark









Zoopla