



12 Starling Road
Buxton



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

12 Starling Road
Buxton
Derbyshire, SK17 9UP



Offers In The Region Of
£315,000

Entrance Hallway

Front Upvc entrance with Upvc window to side. Tiled flooring. Radiator. Useful understairs storage cupboard. Stairs off leading to first floor.

Cloakroom

Fitted with a dual flush Wc and wash hand basin with mixer tap. Tiled flooring, Radiator and extractor. Partially tiled walls.

Living Room

Upvc window to front. Radiator.

Kitchen Diner

Fitted with a modern and matching range of wall and base units with drawers with quartz worksurface incorporating sink drainer with one and a half bowl inset stainless steel sink with mixer tap over. Integrated dishwasher and fridge freezer. Four ring gas hob with electric oven below and extractor hood over. Quartz breakfast bar. Tiled splashbacks. Tiled flooring. Upvc patio doors leading to rear garden. Upvc window to rear. Radiator.

Utility Room

Upvc side door. Quartz worktop with undercounter space below. Integrated washing machine. Wall cupboard housing the 'Ideal' Gas combination boiler. Radiator. Tiled flooring. Door leading to further useful storage cupboard.

First Floor Landing

Upvc window to side. Loft access. Useful storage cupboard.

Master Bedroom

Upvc window to front. Radiator.



Buxton - 0129827524



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Accommodation

Ensuite

Fitted with low level wc with dual flush, wash hand basin with mixer tap and corner shower with waterfall shower head and hand held shower also. Partially tiled walls. Upvc window to front. Radiator. Extractor.

Bedroom Two

Upvc window to rear. Radiator.

Bedroom Three

Upvc window to rear. Radiator.

Family Bathroom

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

Outside

To the front of the property is a garden laid with lawn. To the rear of the property is an enclosed rear garden with gated access from the side and driveway. With paved patio seating area and further lawned garden. Raised flower bed boarders. Gravelled path down the side of the property. Please note, to the side of the property there is mature bushes and path leading from front to side entrance gate which also belong to the property.

Garage

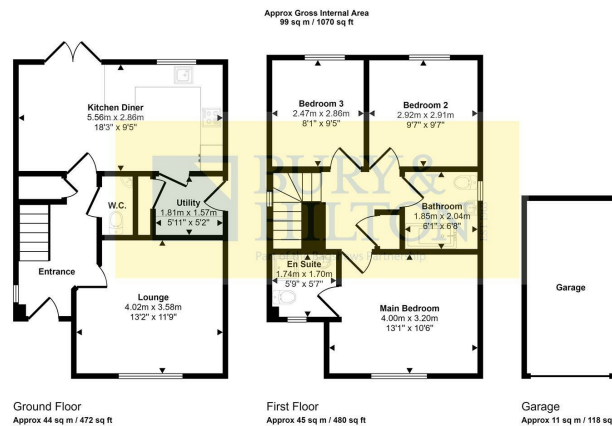
With up and over door. Power and lighting. Two drive way parking spaces to the front.

FREEHOLD

EPC- B

HPBC- BAND D

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



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 like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	94
(81-91) B			
(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

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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