



26 Silverlands Park
Buxton



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

26 Silverlands Park

Buxton

Derbyshire, SK17 6QY



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Offers In The Region Of
£375,000

Entrance Hallway

Recently installed composite front entrance door. Upvc window to front. Useful understairs storage cupboard. Laminate flooring and radiator.

Lounge

With Upvc window to front. Living flame gas fire with feature surround. Radiator. Laminate flooring. Open plan through too:

Dining Room

With Upvc sliding doors to the rear garden. Radiator. Laminate flooring.

Kitchen

Fitted with a modern range of contrasting wall and base units with drawers' with work surface over incorporating stainless steel sink with mixer tap over and drainer. Four ring electric hob with electric grill and oven below with extractor hood over. Plumbing and space for washing machine and slimline dishwasher. Space for Fridge freezer. Wall cupboard housing the wall mounted 'Valliant' Gas combination boiler. Upvc window to rear. Upvc door to side. Radiator. Laminate flooring.

Cloakroom

Wc and wash hand basin. Upvc window to side. Radiator. Box housing the electricity fuse box.

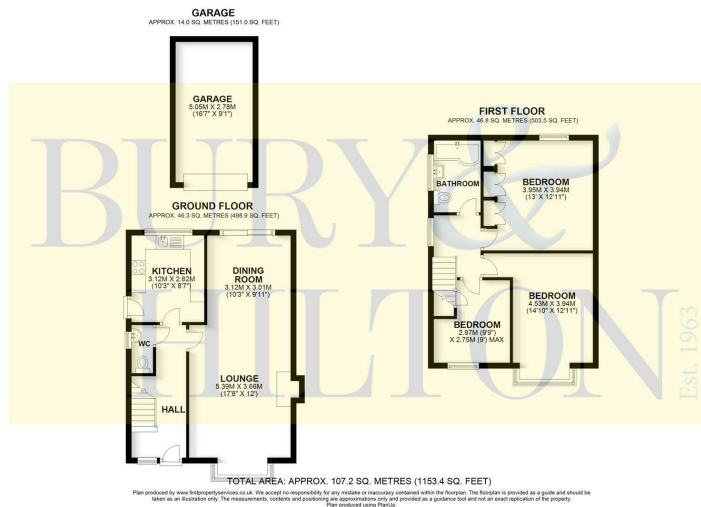


Buxton - 0129827524



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		68	
(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		

Accommodation

First Floor Landing

Upvc window to side. Loft access with loft ladder leading to partially boarded loft.

Bedroom

Upvc window to rear. Radiator. Fitted furniture including full length wardrobes, drawers and dressing table.

Bedroom

Upvc window to front. Radiator

Bedroom

Upvc window to front. Radiator. Great sized over stairs storage cupboard.

Bathroom

Fitted with a modern and matching three piece suite comprising: Low level wc with dual flush, wash hand basin with mixer tap and 'Ls shaped panelled bath with waterfall shower head over and hand held shower also. Glass shower screen. Fully tiled walls and flooring. Upvc window to side. Heated towel rail. Extractor.

Outside

To the front of the property is a resin driveway to provide off road parking for several vehicles. With gates side access to the rear garden. To the rear of the property is a enclosed low maintenance good sized garden laid mainly with patio paving. With Wooden decked area with wooden pergola. Rockery with a range of shrubbery and water feature. simply stunning views over the town looking over to Solomons Temple. Further paved and gravelled area to the side of the property. Outside tap and plug.

Detached Garage

With electric up and over door. Power and lighting.

FREEHOLD

EPC- ORDERED

HPBC BAND 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.



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