



64 Glenmoor Road  
Buxton



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

## 64 Glenmoor Road

Buxton

Derbyshire, SK17 7DD



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Offers In The Region Of

£385,000

### Entrance Hallway

Front entrance door leading to hallway. Stairs leading to the first floor. Stained glass window to front. Understairs storage cupboard.

### Lounge

Light and spacious room with Upvc windows to front and rear. Electric fire with brick surround.

### Dining Room

Upvc window to front.

### Downstairs WC

Dual flush WC and wash hand basin. Upvc window to rear.

### Kitchen

Fitted with a range of wall and base units with drawers and work surface over incorporating one and a half bowl stainless steel sink with drainer. Integrated fridge, integrated oven/grill, integrated dishwasher. Four ring gas hob. Tiled walls. Extractor fan. Upvc window to rear. Cupboard housing the 'Mod Airflow series 2' unit.

### Utility

Space and plumbing for washing machine. Tiled flooring. Door leading to rear garden and inner door to garage.



Buxton - 0129827524



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# Accommodation

## Garage

Electric roller door to front from the driveway. Window to side. Light power and water.

## First Floor Landing

Upvc window to front. Airing cupboard housing the hot water cylinder. Loft access..

## Attic Space

Accessed from the landing via a pull down ladder. Fully boarded and insulated attic space with power and lighting with great head height.

## Bedroom

Upvc window to rear. Built in shelving.

## Bedroom

Upvc window to rear.

## Shower Room

Fitted with walk in shower cubical with sliding door and wall mounted shower over. Wash hand basin with mixer tap over and dual flush wc. Heated towel rail. Tiled walls. Two upvc windows to rear.

## Bedroom

Upvc window to front. Built in wardrobes.

## Bedroom

Upvc window to front. Built in storage cupboard.

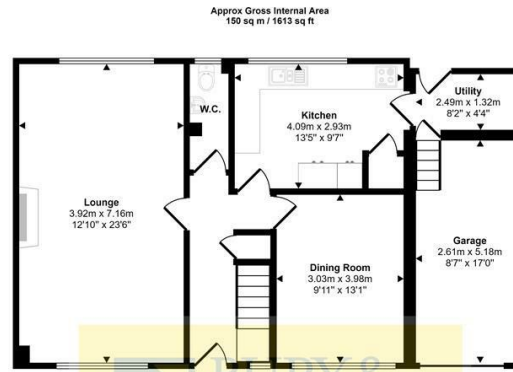
## Outside

To the front of the property is a well maintained landscaped lawned garden with mature shrubs. A block paved pathway and tarmacked driveway leading to the front entrance door with brick built storm porch shelter. Gated side access to the rear garden via paved path. To the rear of the property is a larger than average beautifully landscaped enclosed garden laid mainly with lawn with well stocked flower beds with an array of plants, shrubs and bushes. Paved patio area. Timber garden summerhouse.

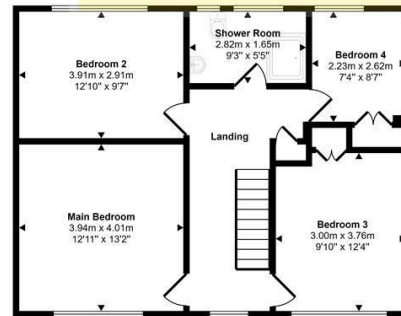
EPC - BAND D

FREEHOLD

HPBC BAND C



Ground Floor  
Approx 85 sq m / 910 sq ft



First Floor  
Approx 65 sq m / 703 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 like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		57	
(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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