



23 Heath Grove
Buxton



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

23 Heath Grove
Buxton
Derbyshire, SK17 9HH



£325,000

Entrance Hallway

Light and spacious entrance hallway with Upvc glazed front entrance door and glazed Upvc windows to side. Radiator. Stairs leading to first floor.

Lounge

Upvc bay window to front. Radiator. Freestanding multi fuel burning stove with tiled hearth. Ceiling coving and picture rail. Exposed wooden floor boards.

Dining Room

Upvc window to side. Radiator. Original quarry tiled flooring. Picture rail. Ornamental 1930s 'Greek Key' detailed decorative surround with logs. Great sized understairs storage cupboard currently used as a craft area.

Kitchen

Fitted with a modern and matching range of shaker style wall and base units with drawers and worksurface over incorporating one and a half bowl sink with drainer and mixer tap over. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Space for gas range style cooker with double extractor hood over. Upvc door to side and Upvc patio doors leading to rear garden. Two upvc windows to side. Wall cupboard housing the wall mounted 'Alpha' combi boiler. Tiled splashbacks and tiled flooring. Tall radiator.



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Accommodation

First Floor Landing

Loft access with pull down ladder leading to a boarded loft with lighting. Picture rail. Radiator.

Bedroom One

Upvc window to front. Radiator. Useful built in storage cupboard with clothes hanging space. Feature decorative original cast iron fire place.

Bedroom Two

Upvc window to side. Radiator. Built in storage cupboard with clothes hanging space. Built in drawers. Feature decorative original cast iron fire place.

Bedroom Three

Upvc window to rear. Radiator. Feature decorative original cast iron fire place.

Family Bathroom

Fitted with a matching three piece suite comprising: Paneled bath with mixer tap and hand held shower with wall mounted shower over, Wc and wash hand basin. Built in storage cupboard. Heated towel rail. Tiled walls. Upvc window to side.

Outside

To the front of the property is a driveway to provide off road parking with further lawned area well stocked with mature shrubs, bushes and plants. The driveway leads down the side of the property with access to the detached garage and gated access to the rear garden.

The enclosed rear garden is a beautifully landscaped garden laid mainly with lawn with path leading to the paved patio seating with space for greenhouse. Well stocked border with an array of plants, flowers, shrubs and bushes.

Outside power and tap.

Detached Garage/ Workshop

With up and over door. Power and lighting.

FREEHOLD

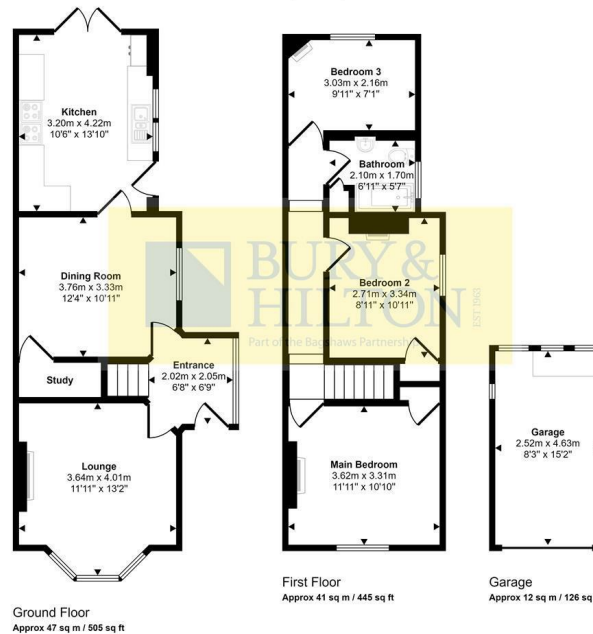
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Agents Notes

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Approx Gross Internal Area
100 sq m / 1076 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			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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