



7 Dane Grove
Buxton



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

7 Dane Grove
Buxton
Derbyshire, SK17 9LR



Offers In The Region Of
£255,000

Entrance Porch

With Upvc front entrance door and Upvc windows to front elevation. Radiator. Inner door leading too:

Entrance Hallway

With stairs leading to the first floor. Useful storage cupboard (7'11 x 2'5) and understairs storage. Radiator.

Dining Room

Upvc window to front. Radiator. Archway opening onto:

Lounge

Upvc window to rear. Radiator.

Kitchen

Fitted with wall and base units with worksurface over with sink and drainer. Space and plumbing for washing machine and space for gas cooker and fridge freezer. Upvc window to rear and Upvc door leading to rear garden.

Pantry- Good sized pantry with Upvc window to rear.

First Floor Landing

Loft access. Good sized airing cupboard.



Buxton - 0129827524



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Accommodation

Bedroom

Two Upvc windows to rear. Wall mounted 'Worcester' gas combi boiler. Radiator

Bedroom

Upvc window to rear. Radiator.

Bedroom

Upvc window to front. Radiator.

Bedroom

Upvc window to front. Radiator.

Bathroom

Fitted with pannelled bath, wash hand basin and Wc. Upvc window to rear.

Outside

To the front of the property is a gated driveway to provide off road parking. Further lawned garden with paved path leading to the front door. With shared pathway from the front leading to rear garden.

To the rear of the property is a good sized enclosed rear garden with paved patio area and further lawned grass area with mature shrubs and bushes.

Out houses

To the rear of the property there are three brick built outhouses.

1- 5'6 x 2'11

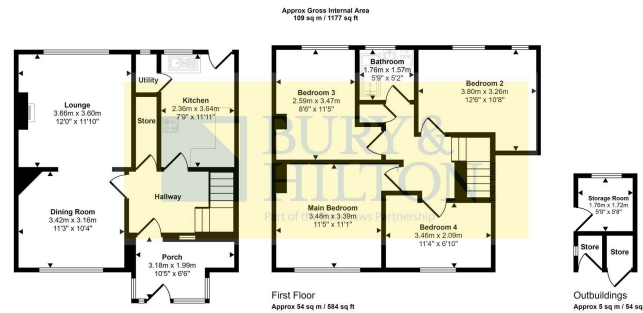
2- 5'6 x 2'11 (formerly outside toilet)

3- 6' x 5'10

EPC- C

HPBC- BAND B

FREEHOLD



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. Copies of items such as bathroom scales are representations only and may not look like the real items. Made with Made Easy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(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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